

**HOME OCCUPATION
WAIVER APPLICATION**

ADDRESS OF OCCUPANCY _____

HOME OCCUPATIONS
SECTION 26.80.060

STANDARDS

Notwithstanding any other provision of the zoning code, no home occupation shall be a permitted use unless it complies with the following:

- A. No home occupation shall be permitted that:
1. Changes the outside appearance of the dwelling or is visible from the street;
 2. Generates traffic, parking, sewerage, or water use in excess of what is normal in the residential neighborhood;
 3. Creates a hazard to person or property, results in electrical interference, or becomes a nuisance;
 4. Results in outside storage or display of anything;
 5. Employs anyone who is not also a resident of the home;
 6. Displays a sign;
 7. Utilizes City refuse dumpsters for the disposal of construction waste, yard waste, or any other waste related to the home occupation business;
 8. Violates the following provision of the 1994 Revised Code of the City of St. Louis:
 - a. No Person shall park a vehicle in any alley except while loading and unloading materials not to exceed fifteen (15) minutes, provided ten (10) feet of the width of the roadway is available for the free movement of vehicular traffic and providing the vehicle is not blocking the driveway entrance to any abutting property; and
 - b. No commercial truck or bus shall be parked upon any public street where the abutting land is in the AA-E, AB-E, AC-E, AD-E, or AE-E use zoning district as established by ordinance; any such vehicle so parked is declared to be a nuisance and an unlawful obstruction of the street.

PERMITTED

- B. The following are permitted home occupations provided that they do not violate any of the provisions of the previous paragraph:
1. Dressmakers, seamstresses, tailors;
 2. Painters, sculptors, composers, or writers;
 3. Telephone answering;
 4. Home crafts, such as model making, rug weaving, lapidary work and cabinet making;
 5. Tutoring, limited to two (2) students at a time;
 6. Home cooking and preserving;

7. Computer programming;
8. Practice of their profession by architects, engineers, landscape architects, graphic artists, other designers, lawyers, insurance agents, brokers and members of similar professions;
9. Work by salesmen, sales representatives, or manufacturer representatives, only when no retail or wholesales sales are made or transacted on the premises for goods, products or materials, or displayed, warehoused or stored on the premises. Catalog sales for goods, products or materials not inventoried, warehoused or stored on the premises are permissible.

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PROHIBITED

- C. The following are prohibited as home occupations:
1. Animal clinics;
 2. Dancing schools;
 3. Doctor and dentists offices;
 4. Mortuaries;
 5. Stables or kennels;
 6. Private clubs;
 7. Repair shops;
 8. Restaurants;
 9. Tourist homes;
 10. Automobile repair or paint shops.

CONDITIONAL USES

- D. Any proposed home occupation that is neither specifically permitted by subsection B of this section nor specifically prohibited by subsection C of this section shall be considered a conditional use that may be allowed subject to the provision of Section 26.80.010 and, in addition, upon consideration of those standards contained in subsection A of this section.