

MEMO



TO: Mayor Hahs and Members of the Board
FROM: Larry Miller, Building & Planning Manager
DATE: February 11, 2026
SUBJECT: Code Amendment – Chapter 65: Home Occupations

This item proposes amendments to Chapter 65 (Zoning) to present a new Article III (Sec. 65-75) establishing updated, comprehensive regulations for Home-Based Businesses and Home-Based Work within residential districts.

Article III (Sec. 65-75) establishes regulations for Home-Based Businesses and Home-Based Work in residential districts. It replaces conflicting provisions in Chapter 65 and aligns the City's regulations with Missouri law by allowing home-based businesses while applying only narrowly tailored requirements related to health, safety, traffic, parking, hazardous materials, and preservation of residential character. Adoption of Article III and deletion of conflicting language ensures the code is consistent, enforceable, and compliant with state statutes.

The public hearing will be held under this agenda item, with Board action and a vote to occur later in the meeting. Approval requires a simple majority (5 of 8 votes).