

COUNTY OF CHRISTIAN



Resource Management Department
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Home Occupation Information Sheet—Agricultural

The purpose of the Home Occupation provisions in the Christian County Zoning Regulations is to allow for home occupations which are compatible with the neighborhoods in which they are located. Review and approval is for home occupation adherence to the current regulations governing the specific zoning district in which the property is located.

PLEASE NOTE: Your application, if approved, may result in a change in permitted land use. All applications will require review for compliance with current Christian County land use regulations. To make the necessary investigations, Christian County staff needs to have access to the property under review to make certain determinations, including but not limited to: storm water runoff, slope, site distances, and setbacks. By signing and submitting this application for processing, the owner(s) grant written permission for Christian County employees and their authorized agents to enter the owner(s) premises and conduct all necessary investigations and tests to report the result of the on-site study to the Planning Commission and/or Board of Adjustment or County Commission.

A number of other organizations and agencies may be given notice of your application, for any review comments they may have. These organizations may desire access to the property to conduct any investigations, but the owner(s) signature does NOT grant permission for these organizations to enter the property. Such non-county organizations will be required to make individual arrangements with the owner(s) for access to the property. All owner(s) should be aware that a delay in the review by a non-county organization or agency may result in a delay in the process.

Home occupations in **agriculturally** zoned districts are considered accessory uses as outlined in Article 10 of the Christian County Zoning Regulations. Uses prohibited as home occupations in residential districts, as well as any other use deemed appropriate for a home occupation by the Board of Adjustment, may be permitted in Agricultural Districts upon approval of a Conditional Use Permit. Consideration for the approval of Home Occupations requires the following criteria be observed:

1. No more than one (1) person other than a member of the immediate family occupying the dwelling shall be employed.
2. Not more than fifty percent (50%) of the floor area of one (1) story of the dwelling is devoted to the home occupation.
3. The home occupation must be conducted within the principal dwelling, the garage or accessory building. The detached garage or accessory building must be located on the same lot as the dwelling, must not be larger than fifty percent (50%) of the floor area of the dwelling, and must be located farther than fifty (50) feet from the dwelling.

4. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off the street.
5. Two (2) commercial vehicles shall be allowed to be parked on the property (screened).
6. No outdoor display of goods or outside storage of materials used in the home occupation shall be permitted.
7. Only one (1) nameplate will be allowed. It may display the name of the occupant and/or the name of the occupation. It shall not exceed four (4) square foot in area, shall be non-illuminated, and must be displayed on the same tract of land as the dwelling.
8. The use shall not generate traffic, parking, noise, vibration, glare, fumes, odors or electrical interference beyond what normally occurs in the applicable zoning district.
9. The property must conform to all other Agricultural District requirements, or if surveyed or platted prior to the adoption of these regulations, the dwelling or accessory building must be at least one hundred (100) feet from the nearest neighboring residence.
10. Any other condition imposed by the Board of Zoning Adjustment.
11. The Planning & Development Office will need a copy of any business license associated with the home occupation.

Instructions to Applicant:

- 1. Fill out application completely with signature notarized**
- 2. Submit application fee of \$125.00 to the Planning & Zoning Office**
- 3. Planning & Zoning Office will review application and notify owner(s) of approval or denial.**

In the event that an application for home occupation exceeds the permissible guidelines and does not qualify for approval by the Planning & Development Office staff, **residentially** zoned property owner(s) can submit an application to the Christian County Board of Adjustment for a Variance. For the same situation in **agriculturally** zoned property, owners can apply to the Christian County Planning Board and the Christian County Board of Adjustment for a Conditional Use Permit. These public hearings are held to review each case on its merits and decide whether or not to grant the home occupation.

Registration of a Home Occupation is valid for two calendar years. An approved registration may be issued a renewal in two year increments upon application and review by the Planning & Development Department.