

RESIDENTIAL BUSINESS ACCESSORY USE



City of Ballwin Code of Ordinances, Section 30. [A] Residential business accessory use, including any business, commercial activity, or service for a financial consideration, may be allowed in single-family dwelling districts of the city, provided it complies with the following criteria:

1. That the structures and property are used principally for a dwelling and as the primary residence of the person or persons conducting the residential business accessory use.
2. The residential business must be an accessory use of the dwelling with not more than ten percent of the gross floor area, including basements, attics, and fully attached enclosed garages, used or devoted to the residential business accessory use. This includes all areas used for office, manufacturing or assembly, receiving and shipping, sales display, and storage of raw or finished materials or merchandise.
3. Only one residential business accessory use may be located or operated from a dwelling unit or its premises. No residential business accessory use shall be conducted between the hours of 8:00 p.m. and 8:00 a.m.
4. Only the principal dwelling unit may be used for purposes of the residential business accessory use and no portions of carports, detached garages, sheds, trailers, vehicles or other accessory structure of any kind shall be used for residential business accessory use. No assembling, construction, manufacturing or processing, storage of materials or other operations shall be conducted except within fully enclosed permanent structures allowed in the dwelling district.
5. Only one residential business accessory use is allowed at any dwelling unit and no exterior entrances can be reserved for the exclusive use of the residential business accessory use. No display or sign related to the residential business accessory use can be visible from the exterior of the structures located on the premises of the dwelling unit.
6. No electric, pneumatic, gas and or other type of power equipment, not ordinarily found in a dwelling unit for home use, can be used in the residential business accessory use. Nor can such powered equipment ordinarily found in a dwelling unit for home use be used in a residential business accessory use in excess of the number ordinarily used in a dwelling unit for home use. Any equipment interfering with television or radio reception in adjacent dwelling units must not be used until it is equipped with appropriate filtering devices to stop such interference.
7. No onstreet parking of customers or employees of a residential business accessory use is allowed. Parking lots of any kind are not allowed. Paved driveways having lengths, widths and locations harmonious with dwelling units in the surrounding area may be used for customer and employee parking.
8. No alterations or changes to any structure shall be permitted that will change the residential nature or appearance of the dwelling structure or accessory structures.
9. Deliveries or pickups by commercial carrier shall not exceed one per week. Delivery or pickup from delivery services, such as United Parcel Service, Federal Express, United States Postal Service, etc., shall not exceed one per day. Delivery or pickup vehicles shall not restrict or interfere with traffic or parking on rights-of-way adjacent to the dwelling unit where the residential business accessory use is conducted.
10. The residential business accessory use shall not have more than one motor vehicle for delivery or pickup purposes licensed to, stored, operated from or located at the dwelling unit. All motor vehicles or trailers designed to carry passengers, freight or merchandise which by its [their] design, color, sign or distinctive character shows [show] that it is [they are] associated with a business shall be included as part of the residential business accessory use. No storage or parking of equipment, commercial motor vehicles, trailers or device associated or used for the residential business accessory use is allowed at the dwelling unit except within fully enclosed structures. No motor vehicle, trailer or device in excess of 22 feet in length and/or having a gross weight, whether loaded or unloaded, in excess of 20,000 pounds and normally designed to carry passengers, freight, or merchandise is permitted in connection with any residential business accessory use.
11. No pedestrian or motor vehicle traffic generated by a residential business accessory use in excess of that which is normal for a single-family residence shall be permitted.
12. No hazardous material as defined by the United States Environmental Protection Agency or State of Missouri department of natural resources shall be used, stored or disposed of at any dwelling unit used by a residential business accessory uses.
13. Trash, refuse or garbage container[s] in excess of 100 gallons are not permitted for residential business accessory uses.
14. Outdoor display or sale of merchandise of a residential business accessory use shall not be permitted; and auction, basement, estate, garage, yard or other similar type sales shall not be allowed in excess of twice per calendar year and cannot exceed three consecutive days.