

Home Based Businesses



What is a Home Based Business?

A home-based business, or home occupation, is a business whose primary office is in the owner's home. Business may be conducted within an accessory structure by special use permit only.

A home-based business should be clearly secondary to the residential use of the structure and operate in such a manner that surrounding neighbors are not affected.

Home Parties

Home parties for the purpose of selling merchandise or taking orders are permitted by private invitation only, cannot exceed 25 guests, and cannot be held more than 4 times per year.

Short-Term Sales

Short-term sales (garage sales, yard sales, rummage sales, basement sales) of household and garden items may be held with the following provisions:

- Sales are conducted on the owner's property.
- No more than two sales per year are allowed, each lasting no more than three days.
- Items for sale must be limited to second-hand household and garden items.

Home Day Care

Home day care takes place in an occupied permanent residence, in which care is given to no more than 10 children, unrelated to the day care provider, for any part of the 24 hour day. Home day cares are permitted with the following provisions:

- Complies with all rules, regulations and licensing requirements adopted by the state of Missouri – Division of Family Services.
- The home's primary function remains residential.
- All equipment and required outdoor play areas are in the rear yard.
- Complies with the same signage requirement as other home businesses.
- Outdoor play is allowed only between 8:00 a.m. and 6:00 p.m.

Home Business Standards

Home based businesses and home offices shall be licensed in accordance with the City of Liberty code and the with the following provisions:

Conduct: Business may only be conducted in the living area of the dwelling, not out-of-doors or in any accessory structure.

Employees: Home business owners may employ no more than one person, in addition to permanent residents of the dwelling.

Storage: Home business owners may not store any equipment or supplies associated with the home business outside of the dwelling or garage.

Signs: Home business owners are allowed a single, non-illuminated, one square foot wall sign. Otherwise, the appearance of the dwelling must remain residential.

Vehicles: Home businesses are limited to one commercial vehicle not to exceed 12,000 GVW, which must be parked in a garage or the driveway.

Equipment: Only mechanical equipment customarily used for household purposes is allowed.

Customers: Home business owners are limited to 10 customers, clients or business-related visitors per day, and not more than 4 such guests at the same time.

Hours: Home business owners may receive customers, clients or business-related visitors between the hours of 8:00 a.m. to 8:00 p.m.

Retail Sales: Home business owners may not display or accumulate retail inventory on the premises, except for orders placed by private clients or for a sales party.

Flammables: No highly flammable, combustible or explosive material may be used or stored on the premises of a home business.

Noise: The business is prohibited from activity which interferes with radio or television transmission, or produces offensive noise, vibration, smoke, dust, odors, heat or glare noticeable outside the structure.