



Agenda Item 7C

Home Occupations Regulations Text Amendment

Report to the
City of De Soto Planning Commission
December 22, 2006

Agenda Item:	Discuss Section 11 of Article 5 of the Zoning Regulations regarding home occupations.
Meeting Date:	December 26 th , 2006
Report Prepared By:	Kim Buttrum, City Planner
Associated Materials:	Exhibit A: Excerpt from Zoning Regulations Article 5.

I. Background

At the December 7th City Council meeting, Councilman Tim Maniez asked that the Planning Commission discuss amending the Home Occupation regulations. Maniez stated that 'barber or beauty shops' should be allowed as a home occupation because they wouldn't generate excessive traffic or be otherwise disruptive to neighbors.

II. Home Occupation Regulations & Proposed Text Amendment

The section of the Zoning Regulations regarding Home Occupations is attached as *Exhibit A*. The section sets out certain limitations applicable to all home occupations, such as only residents of the home and one non-resident employee may be engaged in the business and that traffic cannot be 'abnormal' for a residential neighborhood. The section goes on to classify specific businesses as being permitted or prohibited.

Barber and beauty shops are somewhat of an anomaly on the 'prohibited' list. The other nine uses listed are retail, automotive repair or medical services. Beauty salons may be more readily compared with the seamstress, day care or dance instruction services that are permitted by the regulations. Assuming that two residents and one non-resident employee work full-time as day care providers, or that a single instructor is teaching five students art or music lessons, the traffic generated by such a business could be higher than for the equivalent number of hairdressers and their clientele.

Area communities that allow beauty parlors as home occupations are Blue Springs, Bonner Springs, Gladstone, KCK, Lenexa, Mission, Olathe, Overland Park, Parkville, Spring Hill, and Tonganoxie. Communities that do not allow beauty parlors as home occupations are Grandview, Johnson County, Leawood, Lee's Summit,



The majority of communities do not allow for a non-resident employee. Most have stricter stipulations for traffic control. For example, Lenexa limits vehicular trips associated with the business to six (6) per day. Several communities have a stipulation that traffic may not exceed one (1) additional vehicle at a time.

III. Conclusions and Recommendations

Based upon the discussion of these issues, staff may bring this text amendment back as a Public Hearing item at the January 23rd meeting of the Planning Commission.

End of Report
Exhibit to Follow