



Planning Division
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PLANNING

Planning is a Division of the Department of Planning & Development Services

HOME OCCUPATIONS

What limitations are there on teaching, childcare, and related home occupations?

- Teaching, tutoring, counseling or treatment of persons at a residence are limited to 10 persons a day & 6 days a week.
- No more than 6 children under the age of 14 years is allowed during any 1 calendar day (*excluding* the caregiver's own children), and:
 - The care of an additional 6 elementary school age children during non-school hours only.
- The total number of children (*including* a caregiver's own minor children) does not exceed a maximum of 12 at any given time.

What home occupations are strictly prohibited?

- Hair cutting or styling shops, nail salons or other beauty or cosmetic-related business;
- Tattoo parlors;
- Pet grooming; and,
- Any form of repair shop.

What general restrictions apply to all home occupations?

- No person, other than members of the family who reside in the dwelling, may engage in such occupation;
- The area utilized for the home occupation may not exceed 25% of the gross floor area of the principal building in which it occurs;
- In no way shall the appearance of the structure be altered or the premises changed from its residential character by the use of colors, materials, construction, lighting, sound, noise, or vibrations;
- No offensive noise, dust, odors, or heat may be produced;
- It must be completely contained within the principal building;
- No noise, vibration, smoke, electrical interference, dust, odors, heat, visual interference or audio interference may be detectable beyond the property lines;
- If in a multi-family structure, no noise, vibration, smoke, electrical interference, dust, odors, heat, visual interference or audio interference may be detectable beyond the walls of the dwelling unit;
- No detached accessory building may be used for a home occupation or in conjunction with one;
- All material, equipment, and supplies used in conjunction with a home occupation must be completely enclosed with no exterior storage, temporary or permanent;
- No stock, goods, wares or merchandise shall be sold on the premises other than what is prepared or produced upon the premises;
- Signage for home occupations shall be limited to one non-illuminated sign with a maximum area of two square feet; and

- Delivery and pickup of materials to and from the home shall not exceed two trips per week by a commercial vehicle.

Are there any inspections involved?

The Planning Division or its designated representative may conduct an inspection at any time to determine that the home occupation operator is in compliance with the Zoning Ordinance. Also, other city and state agencies may conduct their own inspections depending on the type of business.

What happens if a home occupation violates these requirements?

Complaints will be directed to the Code Compliance Division, who coordinates with the Planning Division in the investigation and determination of compliance with the Zoning Ordinance.