



Home Occupations are permitted in all Residential (R1, R2, R3) & Mobile Home (MH, ME) zoning districts to allow for certain businesses to be conducted within a residential dwelling with minimal to no impacts to the appearance or conditions are the residence or neighborhood.

Home Occupations must meet all of the following to be permitted:

- Patron visitation shall be by appointment only.
- Clearly incidental & secondary to the use of the residence.
- Operating without tangible evidence of being noticeable in the neighborhood.
- Promotes public health, safety & welfare.
- Favorable to the surrounding neighborhood.
- Resident is the only employee on site/reports to work at the residence. This also applies to independent contractors.
- Only one vehicle, not to exceed 10,000 lbs gross unloaded weight, can be park and stored on site for the home occupation.
- Occurs only in one room of the house, apartment, or an accessory building.

Home Occupations are prohibited from the following activities on the premises:

- Outdoor storage or advertising
- Any storage of compressed gases, flammable/combustible liquids, and/or toxic/hazardous materials (paints, chemicals, etc.)
- Any creation of excessive noise, dust, light, glare, vibration, gas, fumes, toxic/hazardous materials, smoke, electrical interference or other hazards or nuisances.
- Any change in the fire safety or occupancy classification of the dwelling unit.
- Any increase of vehicular traffic flow and parking by more than one additional vehicle.
- Any increase of delivery traffic significantly in excess of normal amounts associated with residential uses.
 - Traffic from delivery vehicles shall not be significantly in excess of the normal amount associated with residential uses in the area

What uses are NOT allowed as Home Occupations?

- Auto repair
- Barber or beauty shops
- Carpentry work
- Dental, medical, or legal offices
 - Exceptions: Office of a licensed massage technician or legal professional with no client visitation on site
- Painting of vehicles, trailers or boats
- Photo developing involving chemicals
- Radio or television repair
- Short term rentals
- Upholstering
- Adult uses & businesses
- Businesses utilizing explosives, gun powder, ammunition or weapons
 - Exceptions: businesses for the training in the use of weapons at an approved off-site facility
- Commercial food preparation
 - Exceptions: Cottage food operations
- Live broadcasting via internet
- Other businesses dissimilar to and inconsistent with the stated purpose of Chapter 29 of Title 11



If you meet all of the above requirements, please complete the Home Occupation Application for review & approval in conjunction with your Business License Application.



- Applications may take up to 10 business days to process.
- The private instruction (maximum of 2 students at a time) is exempt from both the Business License & Home Occupation Permits.
- Music, dance or other private school instruction (exceeding 3 or more students at a time) require a Conditional Use Permit in the R1 zone.
- If your proposed business is not prohibited but does not meet all of the above requirements, you may apply to the Planning Commission for approval. Once approved by the Planning Commission, you may then apply for a Home Occupation Permit & a Business License.

Please contact the Community Development Department for more information call 702-293-9282 or email comm.dev@bcnv.org.