

Town Hall Talking Points
Home-Based Businesses / Home Occupations
Tuesday, Nov. 16 at 6 p.m.

- How much is already allowed under current regulations:
 - Professional offices
 - Small, custom or boutique manufacturing
 - Cottage food industry
 - Mail order drop-shipping from manufacturer or supplier
 - Party businesses (Mary Kay, Pampered Chef, Amway, etc.)
 - Small arms gunsmithing, customization, and sales
 - Artists and crafters
 - Other Types of Home Businesses: There are several other uses that are separate and distinct from home occupations that are allowed in agricultural and some or all residential zone districts as principal uses, accessory uses, or uses by special review (USR):
 - Small in-home day care (accessory use with permit from State in districts that allow residential uses)
 - Large in-home day care (USR in districts that allow residential uses by right)
 - Bed and Breakfast (USR in A-1, LRR, RR, and ER)
 - Household Pets – kennels (USR in A-1 & LRR) and dog training (by right use, accessory use or USR depending on intensity and zone district (A-1, LRR, RR, and ER)
 - Animals – horse boarding and training facilities (by right use, accessory use, administrative use, or USR depending on intensity in A-1, LRR, RR, and ER)
 - Sale of agricultural products grown or raised on the property (farmer’s market)
 - Value-added Agricultural Processing
 - Discuss difference between planned developments and other zone districts
- Where is the “line”
 - Uses that are explicitly listed separately from Home Occupations.
 - Motor vehicle repair, body shop, bed and breakfast, medical clinic, hospital, kennel, animal clinic/hospital, retail business, or warehousing and distribution.
 - Uses generating more than occasional or minimal vehicular or pedestrian traffic.
 - Businesses that use the home as a base of operations storing materials and equipment for field work (landscaping, construction, HVAC, trades).
 - Uses that bring groups of customers together at one time.
- The home still has to be a home:
 - Property owners rely on existing zoning when investing in a home.
 - Regulations that are too permissive can set up a homeowner for conflict with building codes and property assessment classifications. These conflicts are most likely to occur when the use of the property is no longer clearly primarily residential in nature.

- The business, profession, occupation, or trade is conducted inside the home.
- Limited number of non-resident employees (1 in Class 1, 2 in Class 2)
- The use may not change the character of the home.
- The total area used for work purposes cannot exceed 50% of the first-floor area of the principal dwelling.
- No exterior advertising.
- Only limited and incidental sale of products.
- No outside storage of materials or equipment.
- Minimal offsite impacts from noise, vibration, smoke, dust, odors, heat, glare, or light.
- Minimal traffic impact on the residential character of the area.

Who Handles What

Michael: Permitting, Compliance, Process, Implementation, and Inspections

Steve: Policy and policy interpretation