

HOME OCCUPATION PERMIT

S
A
M
P
L
E

The Proposed Home Occupation is (be specific): _____

Business Name: _____

Your Name: _____

Location/Mailing Address: _____

Telephone: _____

Home Occupation Definition: A business activity conducted as an accessory use to a dwelling unit

4.1.H Home Occupation

- A. **Home Occupation Standards.** A home occupation is allowed as a residential accessory use as indicated by Table 4.1 of the Grand Junction Zoning and Development Code. No home occupation may be initiated, established or maintained in the City except in conformance with the Code. Home Occupations must meet the following conditions:
1. Conform with applicable State and County statutes, City Code and Regulations and obtain any required permits from agencies.
 2. The operator shall be a full-time resident at the home.
 3. Employees.
 - a. In Zoning Districts RSF-2, RSF-4, RMF-5, and RMF-8 no employees other than those residing in the home are allowed.
 - b. In Zoning Districts RSF-R, RSF-E, RSF-1, RMF-12, RMF-16, RMF-24, and RO no more than one (1) non-resident employee is allowed.
 4. The home occupation may not result in the alteration of the residential appearance.
 5. Not more than six customers or clients per day are allowed to visit the home occupation. Customer hours shall be between the 8:00 AM and 8:00 PM.
 6. Not more than 25% gross floor area of the residence including accessory structures is allowed for the home occupation.
 7. Music, art, craft or similar lessons:
 - a. Six (6) or fewer clients per day in the RSF-4, RMF-5, RMF-8, and RO.
 - b. One to Twelve (1-12) clients per day in the RSF-R, RSF-E, RSF-1, RSF-2, RMF-12, RMF-16, and RO.
 8. Adequate public facilities and utilities are provided to safely accommodate equipment used for the home occupation.
 9. Storage of goods and materials shall be inside and shall not include flammable combustible or explosive materials other than those customary to household uses.
 10. Parking shall be provided and shall not create a hazard or street congestion.
 11. Mechanized equipment shall be used only in a completely enclosed building.
 12. Dust, odors, noise, vibration or electrical interference or fluctuation shall not be perceptible beyond the property line.
 13. Deliveries and pickups shall be those normally associated with residential services and shall not block traffic circulation. Deliveries shall occur only between 8:00 AM and 8:00 PM Monday-Saturday.
- B. **Examples of Permitted Home Occupations.** Permitted home occupations shall not interfere with the peace, quiet and dignity of the neighborhood. The following examples are of uses that would be acceptable as home occupations: low volume office (insurance, realty), beauty shop, seamstress, instruction (as limited in item number 7 of Table 4.1 of the Grand Junction Zoning and Development Code), home-based day care, word processing and other computer applications, and door-to-door sales.
- C. **Home Occupations Not Permitted.** The following, by way of example, but not limitation, would not be acceptable as home occupations in residential districts: medical/dental office (includes massage therapists, chiropractors, acupuncturists, naturopaths, *etc.*), motor vehicle repair or similar uses, restoration or conversion, engine repair, medical/cosmetic facilities for animals including animal care or boarding facilities, machine shop/metal working, retail sales, contractors shops, mortuaries, medical procedures, body piercing and/or painting, tattoos, any type of physical or psycho-therapy or escort services.
- D. **Unsafe Home Occupations.** If the Director finds that any home occupation is dangerous or unsafe, the Director shall issue an order to the dwelling owner and/or tenant of the property on which the Home Occupation be immediately made safe, as determined by the Director, or be terminated. The property owner and/or tenant shall be responsible for taking the necessary corrective steps or measures, but in the event of a failure to do so by the owner and/or tenant, after notice and a reasonable period of time, the Director may take any and all available enforcement action to render the home occupation/dwelling/property safe. Enforcement cost shall be paid by the property owner and shall be treated as a zoning violation pursuant to Chapter 8 of the Grand Junction Zoning and Development Code.
- E. **Home Occupation Signage.** A nameplate not exceeding two (2) square feet containing only the name of the resident, title of the person conducting a permitted home occupation, name of building, business name and/or name of agent. The nameplate may be located anywhere on the property.

I realize that I must comply with all of the above requirements or the approval of this home occupation use may be voided.

Applicant's Signature

Date

Community Development Approval

Date

(White – Community Development)

(Yellow – Code Enforcement)

(Pink – Health Department)

(Goldenrod – Customer)