



Home Business Notification

Required Project Information		<i>(Applicant: complete this section)</i>	
Applicant Name:		Phone:	
Company:		E-mail:	
Address:			
Property Owner:		Phone:	
Company:		E-mail:	
Address:			
ASSESSOR'S MAP NO:		TAX LOT NO(S):	
Property Address:			
Zoning/Land Use District:			
Business name (if different than applicant):			
Type of home business:			
Is your home business listed as a prohibited (SDC 4.7.365(D))?:			
The undersigned acknowledges receipt of the Home Business information and affirms that the standards of Home Business will be met at all times.			
Signature		Date:	
Print			

Required Project Information		
<i>(City Intake Staff: complete this section and create an inquiry record)</i>		
Case No.:	Date:	Reviewed by:

Home Business

SDC 4.7.365

A home business is a lawful activity carried on within a dwelling or accessory structure by a permanent occupant of the dwelling. A home business is permitted provided it meets all the following standards.

- (A)** The primary use of the building is a dwelling.
- (B)** The business is a secondary use that does not significantly affect the residential character of the dwelling or neighborhood.
- (C)** Compliance with the following standards must always be maintained.
 - (1)** There must not be any display which would indicate from the exterior that the building is being used for any purpose other than a residential dwelling.
 - (2)** There must not be any outside storage of materials visible from public property or adjacent private property.
 - (3)** Mechanical equipment, unless compatible with residential purposes, is prohibited.
 - (4)** There must not be any noise, vibration, smoke, dust, odors, heat, or glare noticeable at or beyond the property line resulting from the home business.
 - (5)** The home business must not create hazardous traffic conditions or utilize on-street parking of nearby properties.
 - (6)** If the proposed home business requires any modification to the dwelling or accessory structure of a nature that is not typically found in a residential district, the proposed home business is considered inappropriate and prohibited.
 - (7)** No merchandise, other than what is produced on site, can be sold to the public from premises.
 - (8)** The use or storage of heavy equipment or heavy vehicles is not permitted. Heavy equipment and heavy vehicles includes, but is not limited to, semi-truck, truck and trailer, backhoe, tracked excavator, skid steer, refrigerator truck, livestock truck, commercial bus, farm tractor, garbage truck, tow truck, and log truck.
 - (9)** Any home business, which requires more than 1 vehicle for its operation is prohibited. The 1 vehicle permitted is limited to a passenger vehicle, passenger van, or light-duty pick-up truck.
 - (10)** No residence is allowed to be used as a headquarters or dispatch center where employees or subcontractors report to the residence to be dispatched elsewhere.
 - (11)** Customers are not allowed to physically access a home business beyond the hours of 7 a.m. to 6 p.m. except as regulated by SDC [3.3.935](#).
 - (12)** The applicant must sign an agreement with the City acknowledging any applicable standards listed in subsections (C)(1) through (11), above.
- (D)** The following uses are prohibited as a home business.

- (1)** Automobile repair, including, but not limited to, tune-ups, alignments, body-fender work, painting, detailing, and upholstery.
- (2)** Health salons, gyms, group dance studios, group aerobic exercise studios, group karate, and group judo instruction.
- (3)** Medical or dental offices.
- (4)** Mortician, hearse services.
- (5)** Tow truck services.
- (6)** Veterinary uses (including care, grooming, and boarding).
- (7)** Wholesale distribution taking up more than the equivalent of 40 percent of the primary residence. (6443)