

HOME OCCUPATION

(TCLUR Chapter 8, Section 8.3.0)

Home Occupation. Any business that is not a Home Business - No Impact conducted out of a private residence. Such uses shall be nonintrusive and not detract from the residential use and character of the property and neighborhood. A Home Occupation is an activity which meets the following standards:

1. The use is conducted by the occupants of the dwelling and not more than one outside employee.
2. The use is conducted entirely within the principal building and is clearly incidental and secondary to the residential use of the dwelling. The use of detached garages and/or outbuildings for Home Occupations while not prohibited is discouraged, and justification for the use of detached garages or outbuildings must be provided with the development permit application. During review of the application, particular attention will be directed at the use of detached garages and/or outbuildings to insure that the proposed use does not detract from the character of the neighborhood.
3. The floor area used for the Home Occupation does not exceed 30% of the total floor area of the dwelling unit.
4. There is no exterior evidence of the presence of a home occupation except as hereinafter provided, nor does the presence of the home occupation change the exterior character of the dwelling.
5. There are no salesrooms or display windows. Any materials, supplies, storage, or equipment are entirely contained within the building housing the home occupation, except as permitted by *Section 8.3.0.11* below.
6. Any identification sign does not exceed four square feet, is unlighted, and is attached to the dwelling. No off-premise or directional sign is allowed.
7. Adequate off-street parking is provided. In addition to personal vehicles, one vehicle with a gross weight rating (GVWR) of 10,000 pounds or less and labeled to identify the business, may be parked on site.
8. Receipt or delivery of materials or supplies to the site is limited to the United States mail, similar parcel delivery services, or private vehicle with a gross weight rating (GVWR) of 10,000 pounds or less.
9. Client visits and deliveries may be limited as a condition of approval based on site-specific considerations, and road classification as determined by the Teller County Department of Transportation.
10. No equipment is used which creates noise, glare, fumes, odors, or electrical interference detectable to the normal senses off the property.

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11. There is no outside storage or use of construction equipment, heavy equipment or construction materials unless the property is an A-1 zoned property of 35 acres or more and under the following conditions: storage or equipment is totally screened from adjoining and/or adjacent and surrounding properties and roadways, and all storage and/or equipment is located a minimum of 50 feet from the property lines.
 12. Waivers of the above standards may be granted, based upon specific site considerations.

A Home Occupation shall not include any of the following: (a) activities which include work on automobiles, recreational vehicles or heavy equipment on the property, other than any personally owned by the Permittee and used in the Home Occupation, including repair, painting, cleaning or any other activity involving the use of this type of vehicle or equipment on the property; (b) any activity using or storing hazardous or flammable materials in excess of amounts requiring a permit in the Teller County Fire Code or other such fire code as may be properly adopted by the Fire Protection District in which the proposed Home Occupation is located. Application for a kennel Home Occupation must additionally meet all requirements of *Section 8.3.S Kennel* of these Regulations.

Home Business - No Impact. See *Chapter 12 General Definitions - Home Business - No Impact*. Any business activity conducted in a private residence that does not meet the standards for a Home Business - No Impact, is considered a Home Occupation (see *Section 8.3.O* below). **No Special Review Use Permit is necessary for a Home Business - No Impact.**

CONTACT US!

The information above is a **summary only**. The Land Use Regulations may require more or less than is stated in this brochure.



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