

HOME OCCUPATION

A home occupation is a business conducted from a residence. The business may be for profit, or philanthropical in nature. Most home occupations involve a telephone and mailing type of operation, though certain service and sales uses are also allowed in a limited manner. Manufacturing, which includes baking, small machine repair and automotive work is not allowed as a home occupation.

Specific regulations with a brief explanation are as follows:

1. The home occupation activity must be clearly incidental and secondary to the use of the premises as a dwelling. It is not permissible to use a dwelling primarily for a business purpose. The business must exist as part of the home and not vice versa.
2. Only residing family members may be employed as part of the home occupation. No employees may work at the permitted dwelling unless they live there. For those home occupations that have additional employees, all business dealings with those employees must be conducted away from the home. This would include reporting for work at the permitted dwelling as well as having employees work directly from the dwelling.
3. No stock in trade may be manufactured, displayed, or sold on the premises except a small stock of custom sewing or hand made are objects. Power tools are not allowed for any home occupation. Distributorships, such as Sahlee, Amway or Avon are permitted, but all exchange of merchandise must take place off site. Certain personal services such as hair cutting, piano lessors, or dog grooming are permitted, provided that all other home occupation regulations are met. Products such as shampoo, sheet music, etc., may not be sold on the premises.
4. All business activities must take place entirely indoors. This would prohibit any sort of home occupation that takes place outside, including outdoor storage of business materials.
5. No more than 25% of the floor area of the dwelling including an attached garage may be utilized for the home occupation and not more than 5% may be used as storage of stock in trade. A 1600 square foot house including single car garage would be allowed approximately 400 square feet of business are, 90 square feet of which could be used for storage. A large bedroom is usually less than 200 square feet.
6. There may be no external evidence of the business activity, including commercial vehicles, inordinate vehicular traffic, outside storage, noise, dust, fumes or other nuisances emitting form the premises. Usually, a one ton truck is the maximum sized commercial vehicle allowed in connection with a home occupation. Inordinate vehicular traffic is considered to be more than one car an hour relating to the business activity. Large, regular deliveries from parcel services would also be considered to violate this provision of the home occupation regulations.

OPERATING A HOME BUSINESS

A home occupation license provides for limited, commercial activity from a residence. Although not strictly confined as much, it generally allows for a telephone and mailing type of operation. Manufacturing businesses, except for some small, hand-made are objects, are not permitted as a home occupation.

The specific regulations governing home occupations as found in Section 12-11-1 of the Zoning Code are listed below:

1. The activity is clearly incidental and secondary to use of the premises for a dwelling.
2. Only members of the residing family are employed.
3. No stock in trade is manufactured, displayed, or sold on the premises, except a small stock of art objects and custom sewing created by a resident of the dwelling is allowed.
4. All business activities are conducted entirely indoors.
5. No more than 25% of the floor area of the dwelling is devoted to the home occupation. No more than 5% of the floor area of the dwelling is devoted to storing stock in trade.
6. There is no external evidence of the activity, such as commercial vehicles, inordinate vehicular traffic, outside storage, noise, dust, odors noxious fumes, or other nuisances emitted from the premises.
7. Health care (including physicians, nursing homes, massage, etc.) shall not be considered a permissive home occupation.
8. One related on-premise sign is permitted, provided:
 - a.) It does not exceed one square foot in area.
 - b.) It is a non-illuminated wall sign.

**ZONING ENFORCEMENT
CITY OF LAS VEGAS
HOME OCCUPATION LICENSE APPLICATION**

(please print)

APPLICANT'S NAME: _____

BUSINESS NAME (If Different from above): _____

ADDRESS OF PROPOSED BUSINESS: _____

DESCRIPTION OF BUSINESS ACTIVITY: _____

Please answer all questions by circling YES OR NO

1. Will business activity be the most important (primary) use of the Property? YES NO
2. ~~Will anyone other than people living at the residence be working at the business on this property?~~ YES NO
3. a.) Will there be stock in trade (merchandise) sold, displayed, or manufactured on the premises? YES NO
b.) If yes, describe activity: _____
4. Will your business activity at the above address be conducted outside in the yard, patio, or open courtyard? YES NO
5. Will an area equal to more than 25% of the floor area of the dwelling unit be used to conduct the business? YES NO
6. Will an area equal to more than 5% of the floor area of the dwelling Unit be used for storage of stock in trade? YES NO
7. Will there be external (outside) evidence of the business activity, Such as commercial vehicles, storage, noise, dust, odors, noxious Fumes, or other nuisances emitted from the premises? YES NO
8. Will the business activity generate additional vehicular traffic? YES NO
9. a.) Is your business activity related to health care (such as physicians or other medical occupation, nursing homes, massage therapy, etc.); or, is your business a family day care home or group training home? YES NO
b.) If yes, describe the activity: _____
10. Will any sign on the property relating to this business have any of the Following characteristics?
 - a.) Sign area over 144 square feet inches (one square foot)? YES NO
 - b.) Sign lighted? YES NO
 - c.) Sign not attached to and parallel to the wall of dwelling? YES NO
 - d.) Will there be more than one sign per dwelling? YES NO

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**I UNDERSTAND THE GRANTING OF THIS LICENSE IS DEPENDENT UPON ME
ABIDING BY ALL THE REGULATIONS FOUND IN SECTION 12-11-1 OF THE LAS
VEGAS CITY ZONING CODE (Article XI of Chapter 12)**

Applicant's Signature

Telephone Number

Date

APPROVED/DENIED

By: _____

Date

REASON: