



PLANNING & ZONING
RICHFIELD COMMUNITY
DEVELOPMENT
DEPARTMENT

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ZONING CODE
SECTION 509

2/2008

HOME OCCUPATIONS

A **home occupation** is:

- Any gainful occupation or profession compensated in monetary payment or in kind;
- Operated within a dwelling unit by an occupant of the dwelling unit;
- As a use that is clearly secondary to the principal use of the dwelling unit for residential purposes; and
- That does not change the residential character of the lot, structures thereon, or affect the character of the neighborhood.

REQUIREMENTS

The following requirements apply to all home occupations:

- A home occupation must be an accessory use to a residential dwelling unit. The business can occupy no more than 25 percent of the gross floor area of the dwelling. The use must be clearly subordinate to the dwelling unit.
- Home occupations are not permitted to be operated from a garage (attached or detached) or any other accessory building.
- All activities related to a home occupation must be conducted within a fully enclosed dwelling. No outside storage of products, materials or equipment is permitted, with the exception of one vehicle identified for business purposes. Said vehicle must be registered to an occupant of the home and parked in accordance with the all applicable city regulations.
- A home occupation must be operated by the person or persons residing in the dwelling unit. The City Council may approve a **conditional use permit** to allow one (1) non-resident to be employed at the residence. Conditional use permit regulations can be found in Subsection 547.09 of the zoning ordinance.
- Hours of operation shall be limited to between 7:00 a.m. and 9:00 p.m.
- Home occupations may not adversely change the residential character of the dwelling unit or the surrounding residential area.
- In most cases, the maximum area of a freestanding sign advertising the home occupation is six square feet. See Section 549 for additional details.
- Continuous retail sales of products on the premises are prohibited. Occasional sales of products or other articles is permitted where the dwelling serves as an office for a person regularly engaged in retail sales outside the dwelling, or where such occasional sales are incidental to and not the primary purpose of the home occupation.
- No mechanical or electrical equipment requiring in excess of 220 volts single phase shall be permitted in the conduct of a home occupation and no electric motor shall exceed 3 horsepower.

PROHIBITED Home Occupation Activities

The following activities shall not be allowed as home occupations:

- Repair of motor vehicles that are not registered to a resident of the dwelling or to a son or daughter, sibling, parent, grandparent, or grandchild of a resident of the property.
- Adult business establishments regulated by Section 1196 of the city code.
- Medical, dental, chiropractic, psychiatric or other similar treatment or therapy, including acupuncture, where the person(s) providing the service is not licensed by the State of Minnesota to administer such treatment.
- Businesses, educational programs or similar gatherings which meet on a regular basis, having more than six non-resident adults in attendance at one time.
- Pet grooming or pet care facilities, except those legally existing on or before June 1, 1995.
- Gun or ammunition sales/repair, except those legally existing on or before June 1, 1995.
- Music instruction, unless conducted within a single family (detached) dwelling unit.
- Tattoo businesses.

ADDITIONAL INFORMATION:

There is no application, fee or permit for a home occupation unless a resident wishes to employ a non-resident employee.

This is a guide to the most common questions and problems. It is not intended nor shall it be considered a complete set of requirements.