

Prohibited Uses

The following uses cannot be done as a Home Occupation:

(a) Teaching, including tutoring, musical instruction, or dancing to more than one (1) pupil at any given time.

(b) Dance instruction and band instruments in groups, tea rooms, real estate offices, convalescent homes, mortuary establishments, animal hospitals, and stores, trades, or businesses of any kind employing or managing or servicing to other individuals.

Fee:

There shall be a non-refundable administrative fee of fifty dollars (\$50.00) for an application for a home occupation permit.

Disclaimer: This pamphlet is for use as a general guide only. Actual Code is available on the city website at www.staunton.va.us.

Signs:

For Single-Family, Two-family, and Multi-Family Dwellings—Name plates not to exceed one (1) square foot in area, shall be permitted for each dwelling unit; such name plates shall indicate nothing other than the name and/or address of the occupants or premises.

City of Staunton

HOME OCCUPATIONS

Building Customer Service

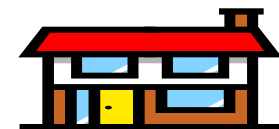
Purpose:

In order to allow for the use of space in homes for limited commercial activities by the residents without a detrimental effect to the neighborhood, the City has developed special regulations for Home Occupations

City of Staunton

Community Development Department
Division of Planning & Zoning
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Definition:

A home occupation is a gainful occupation or profession conducted by persons residing on the premises and conducted entirely within the dwelling or its accessory buildings. In connection with a home occupation, no stock in trade shall be displayed outside, and no alteration to any building shall indicate from the exterior that the building is being utilized in whole or in part for any purpose other than a residential unit, including the utilization of a permitted accessory building.

REQUIREMENTS:

- (a) The applicant must be the owner of the property on which the home occupation is to be located, or must have written approval of the owner of the property if the applicant is a tenant.
- (b) The home occupation shall be operated only by the persons residing on the premises and no article or service shall be sold or offered for sale except as may be produced by those residing on the premises.
- (c) The home occupation, when restricted to the main building, shall not occupy more than twenty-five (25) percent of the floor area within said building.
- (d) The home occupation shall not generate excessive traffic or produce obnoxious odors, glare, noise, vibration, electrical disturbance, radioactivity, or other conditions detrimental to the character of the surrounding area, and in general, shall give no evidence of a nonresidential character of the use.
- (e) Additional off-street parking shall be provided at the rate of one (1) space for each one hundred twenty-five (125) square feet of space devoted to the home occupation.
- (f) The dwelling should be equipped with working smoke detectors and have a clear, safe path of egress in case of an emergency.

HOME OCCUPATION FIELD

INSPECTION

IN ORDER FOR THE CITY TO ISSUE A HOME OCCUPATION PERMIT, AN INSPECTION MUST BE DONE OF THE PROPERTY. LISTED BELOW ARE THE ITEMS WE REVIEW DURING THESE INSPECTIONS:

- 1) Area to be used for the business. (square footage)
- 2) Off street parking spaces. (# provided)
- 3) Is the house number posted and visible from the street?
- 4) Is the house equipped with smoke detectors?
- 5) Is there a safe path of egress from the business area to the outside?

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