
HOME OCCUPATION STANDARDS

17.45.080 Home occupations.

- A. Home occupations are required to have a business license as issued by the city clerk, comply with all city codes and ordinances, and shall be consistent with the following provisions:
1. Only members of the immediate family residing on the premises may be employed;
 2. No inventory is kept (other than incidental supplies necessary for and consumed in the conduct of such home occupation) or commodities sold other than those produced on the premises. Samples may be kept but not sold on the premises. Items commonly collected or traded, and occasionally sold by hobbyists such as coins, stamps, antiques, etc. may be considered to be exempt from this provision, as long as all other requirements of home occupations are met;
 3. No mechanical equipment is used except such as is customarily used for domestic, household or personal purposes (or as deemed similar in terms of power and type);
 4. Not more than one-fourth of the floor area of any building is devoted to such occupation, except accessory buildings which are used for no other purpose;
 5. Such occupation shall not require internal or external alteration or involve construction features not customarily found in a dwelling;
 6. Shall not involve the use of commercial vehicles for the distribution of materials from the premises;
 7. The conduct of any home occupation, including but not limited to the storage of goods and equipment, shall not reduce or render unusable areas provided for the required off-street parking. Additional parking is not allowed in order to conduct a home occupation;
 8. Only one sign is permitted, two square feet in area, indirect illumination only, and attached to a building or inside the home;
 9. No display pertaining to the occupation, other than the one permitted sign, is visible from the street or adjacent residences;
 10. No more animals are maintained on the premises than what may otherwise be permitted in the zone;
 11. The home occupation is to be conducted in such a manner that the residence shall not differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emissions of sound, noises, vibrations or odors.
- B. Exemptions. Garage sales, yard sales, bake sales, temporary home boutiques or bazaars for handcrafted items, parties for the display of domestic products, and other like uses do not need to comply with the requirements of BMC 17.45.080 as long as the use does not operate for more than four days semi-annually or in violation of any other provisions of the Burlington Municipal Code. To qualify for this exemption, garage and yard sales must involve only the sale of household goods, none of which were purchased for the purpose of resale.

- C. A conditional use permit is required and must be granted by the city council for the following home occupation uses; even if the use meets all 11 of the requirements of subsection A but in no case shall any home occupation meet less than nine of the 11 requirements:
1. Automobile repair and rebuild;
 2. Craft classes;
 3. Home occupations that can only meet 9 or 10 of the 11 requirements as outlined in subsection A;
 4. Music and dancing studios.
- D. In considering applications for home occupation conditional use permits, the city council shall consider the nature and conditions of all adjacent uses and structures, and no such special home occupation permit shall be authorized unless the city council finds that the authorizing of such special home occupation permit will not be materially detrimental to the public welfare or injurious to the property in the zone or vicinity in which the property is located, and that the authorization of such permit will be consistent with the spirit and purpose of this title. In authorizing a permit, the city council may impose such requirements and conditions with respect to location, installation, construction, maintenance and operation and extent of open spaces in addition to those expressly set forth in this title, as may be deemed necessary for the protection of other properties in the zone or vicinity and the public interest. (Ord. 1340 § 6, 1997; Ord. 1221 § 6, 1992).