



# HOME OCCUPATION AGREEMENT

Address: \_\_\_\_\_

Business Name: \_\_\_\_\_

Business Operator: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Nature of Business: \_\_\_\_\_

A home occupation is an occupation or profession which is conducted within a dwelling or on the premises thereof and is clearly incidental and secondary to the use of the dwelling for dwelling purposes and which is subject to the following limitations.

- A. No More Than One Employee Allowed. A home occupation shall be conducted by family members residing in the home. No more than one non-family member may be employed in a home occupation.
- B. Not Visible to the Neighborhood. No evidence of a home occupation shall be visible outside the principal building, except for one wall or window sign no larger than one (1) square foot in size.
- C. Use of Motor Vehicles and Trailers. Only one (1) motor vehicle used to conduct a home occupation may be kept at the home. A motor vehicle used to conduct a home occupation shall not exceed one (1) ton carrying capacity. When not being loaded or unloaded, any trailer(s) used to conduct a home occupation shall be stored in a garage or behind an opaque fence not less than six (6) feet in height so as not to be visible from any other public or private property.
- D. Detached Sheds or Garages. A home occupation shall be conducted entirely within the principal building on the site (dwelling unit and attached garages). Detached structures such as garages or sheds may be used only for the storage of tools, materials, supplies, trailers, or vehicles. No manufacturing, construction, fabrication, or assembly related to a home occupation shall occur within any detached structure. A detached structure shall not be used as an office, meeting room, display area, or to provide any service related to a home occupation.
- E. No Activity Outside. No activity or storage related to the home occupation shall be allowed outside the principal building except for the one motor vehicle and trailer as described above in Section C.
- F. Customer Hours Limited. Customers or clients of a home occupation may come to the home only between the hours of 7:00 a.m. and 10:00 p.m.
- G. Customer Parking Restriction. Vehicle parking for customers or clients of a home occupation shall be provided on the site of the home occupation or on that portion of the street adjacent to the lot used for the home occupation.

Initials \_\_\_\_\_

- H. Delivery Vehicles Limited. Deliveries to the home associated with a home occupation may only be made between the hours of 7:00 a.m. and 7:00 p.m., and may only be made by vehicles which weigh less than 7000 pounds gross vehicle weight and have no more than one (1) rear axle.
- I. Noise Disturbance Prohibited. Any noise caused or generated by conduct of a home occupation shall not create a noise disturbance as defined in the City's Noise Control Ordinance. Nor shall such noise be audible at any time beyond the property boundary of the residence where the home occupation is conducted.
- J. Public Nuisance Prohibited. No home occupation shall create a public nuisance as defined in the Northglenn Nuisance Ordinance.
- K. Hazardous Materials Restricted. No hazardous material, as listed in the Uniform Fire Code as that code may be amended from time to time, may be used or stored in conjunction with a home occupation except with the prior approval of both the Fire Marshal of the North Metro Fire Rescue District and the Chief Building Official of the City of Northglenn.
- L. Sale of Merchandise Restricted. A home occupation shall not include sale of goods or merchandise, either wholesale or retail, at the residence in which the home occupation is conducted, except for home crafts and art works created at the home, and items which are provided in support of the provision of a home occupation service.
- M. Tax License Required. A sales and use tax license is required for all home occupations.
- N. Other Regulations. Home occupations shall be conducted in compliance with all other applicable regulations of the State of Colorado, City of Northglenn, North Metro Fire Rescue District, and the Tri-County Health Department.
- O. Motor Vehicle Service Prohibited. No motor vehicle service, repair, maintenance, reconstruction, restoration, cleaning, sale, or storage shall be conducted as a home occupation. This restriction shall not be interpreted to preclude any of these activities for vehicles owned and used by the residents of the home as their personal automobiles.

Other Home Occupations: Other home occupations which cannot be conducted in conformance with these limitations may be permitted with a special use permit as provided in Section 11-31-3I.

**I have read and will comply with the above zoning regulations.**

Signed \_\_\_\_\_

Date \_\_\_\_\_

Return to: City of Northglenn  
 Department of Community Development  
 P.O. Box 330061  
 Northglenn, Colorado 80233-8061  
 Phone: (303) 450-8743

