

HOME OCCUPATIONS

- Most Home Occupations require a Home Occupation Permit (some exclusions apply).
- Home Occupations are allowed in all residential zone districts as well as the R-O (Residential Office), Business & Commercial zones and the MU (Mixed Use).
- In all zones, the owner/operator of the business must live in the home.
- Some zone districts allow for one employee who does not live in the home; some restrict the employees to only residents of the home.
- The residence must maintain a residential appearance
- Number of customers/day, hours of operation and how much of the home is used for the Home Occupation is limited.
- Storage of Home Occupation materials shall be inside and cannot be flammable, combustible or explosive other than those customary to household uses
- Parking must be provided and not cause hazards or street congestion
- Mechanized equipment shall be used only in an enclosed building
- Dust, odors, noise, vibration or electrical interference or fluctuation may not be perceptible beyond the property line
- Deliveries/pick-ups may only be those typically associated with residential uses, may not block traffic and have limited hours
- Examples of allowed Home Occupations are:
 - Office (i.e. insurance, attorney, real estate, etc.)
 - Beauty shop
 - Seamstress
 - Instruction
 - Home-Based daycare
 - Computer applications
 - Door-to-Door sales
 - Internet sales
- Examples of Home Occupations that are not permitted are:
 - Medical/Dental Offices
 - Auto repair
 - Engine repair
 - Medical/cosmetic facilities for animals (including care/boarding facilities)
 - Machine shop/metal working
 - Retail sales
 - Contractor's shops
 - Mortuaries
 - Body piercing/tattoos
 - Any type of physical or psychotherapy
 - Escort services
- Examples of exempt Home Occupations are:
 - Artists, sculptors, composers, craft work with no on site sales
 - Home offices with no client visits to the home
 - Telephone answering and message services
- One 2 square foot sign is allowed that contains only the name of the resident, business name and title of person operating the business

The entire Home Occupation Code can be found at <http://www.codepublishing.com/co/grandjunction/> Chapter 21.04.040(g).

A Home Occupation Permit may be applied for in the Community Development office located in City Hall or online at <http://gjplanning.ci.grandjct.co.us/ProdCAP95/Site/Public/Main>

If you have questions or need more information, call the Community Development Division at (970) 244-1430.