



# HOME OCCUPATIONS

A **home occupation** (or home-based business) is:

- Any gainful occupation or profession compensated in monetary payment or in kind, operated within a dwelling unit or accessory building by an occupant of the dwelling unit, that does not change the residential character of the lot, structures thereon, or affect the character of the neighborhood.

## REQUIREMENTS

*The following is a summary of home business regulations. Full regulations are available here: [Zoning Code Chapter 509.21: Home occupations.](#)*

- A home occupation must be an accessory use to a residential dwelling unit. The business can occupy no more than 25% of the gross floor area of the dwelling. The use must be clearly secondary to the use of the home as a residential dwelling unit.
- A home occupation must be operated by the person or persons living full-time in the dwelling unit and up to one (1) non-resident employee
- 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.
- One yard sign, no larger than six square feet and six feet tall is permitted. The sign must be set back a minimum of five feet from the property line. Contact staff with questions or see the [residential sign rules handout](#).
- A home occupation must be conducted within a fully enclosed building (except the growing of food or ornamental crops).
- Outside storage of products, materials, or equipment is not 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 all applicable city regulations.

## Growing Food or Ornamental Crops as a Home Occupation

- Food or ornamental crops must be sold or donated off-site. Produce may only be made available for on-site pick-up, if it is grown on-site and distributed through a Community Supported Agriculture (CSA) model.
- Plants and related materials that are part of a gardening-related home occupation must be maintained in a clean and orderly manner. Waste must be disposed of appropriately.

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**ZONING CODE**  
**SECTION 509**

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## **PROHIBITED Home Occupation Activities**

*The following activities shall not be allowed as home occupations:*

- Retail sales.
- Heavy mechanical or electrical equipment. (Defined as equipment requiring an excess of 220 volts single phase, and electric motors exceeding 3 horsepower).
- 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:**

- It is recommend residents contact Planning & Zoning staff prior to the establishment of a home occupation, to confirm compliance.
- There is no application, fee, or permit for a home occupation.

**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.**