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Information Sheet: HOME OCCUPATIONS

You may have one home occupation in Gunnison County without having to get a Land Use Change Permit, so long as you operate within the "Standards for Operating a Home Occupation" that are included within the *Gunnison County Land Use Resolution*. If you want to have a business that is larger, includes activities that are conducted outdoors, has more employees or projected customers, or that otherwise involves activities that may change the character of an existing neighborhood, or if you want to have more than one home occupation, you'll need to obtain a Land Use Change Permit.

Gunnison County defines a home occupation as: "... the conduct of a business, occupation, or trade in a residence or within another structure on the property on which a residence is located, that is incidental and secondary to the residential use and does not change the residential character of the property."

The section of the *Land Use Resolution* that addresses home occupation is:

SECTION 9-102: HOME OCCUPATIONS

- A. APPLICABILITY.** This Section shall apply to the operation of a home occupation on a parcel also occupied by a primary residence.
- 1. ONE HOME OCCUPATION.** One home occupation may be operated as an accessory use to a primary residence, and requires no Land Use Change Permit, provided the use meets the standards of this Section.
 - 2. MORE THAN ONE HOME OCCUPATION.** More than one home occupation shall be classified and reviewed as an Administrative Review project, pursuant to Article 5: *Administrative Review Projects That Require Land Use Change Permits*.
- B. STANDARDS FOR OPERATING A HOME OCCUPATION:** The following standards shall apply to the operation of a home occupation:
- 1. HOME OCCUPATION IS SUBORDINATE.** The home occupation shall be incidental and secondary to the use of the property for residential purposes, and shall not change the residential character of the property.
 - 2. SIZE OF AREA LIMITED.** To ensure it remains subordinate, the size of the area used for the home occupation shall be limited to one-half of the floor area of the primary residence or 1,500 sq. ft., whichever is smaller.
 - 3. ACTIVITIES TO BE CONDUCTED INDOORS.** All activities associated with the home occupation shall be conducted indoors. These activities may be conducted within the residence, or may be conducted within another structure on the property, including a detached garage or a shed. There shall be no outside storage of goods, materials, or equipment associated with the home occupation.
 - 4. EMPLOYEES.** The home occupation shall be conducted entirely by the residents living on the premises, and by no more than the equivalent of one full-time employee who lives off-premises.
 - 5. CUSTOMERS.** The home occupation shall serve no more than 12 customers or clients on-site during a single day.
 - 6. ADEQUATE PARKING.** In addition to the parking required for the primary residence, there shall be provided one off-road parking space for any employee who lives off the premises, and one off-road parking space for customers or clients. As applicable, the use shall also comply with Section 13-110: *Off-Road Parking and Loading*, and the minimum distances listed in Appendix Table 3: *Off-Road Parking Requirements*.
 - 7. TRUCKS OR VANS.** A truck or van having a payload rating of more than one and a-half tons may only be parked on-site if it is kept within a garage or other enclosed or semi-enclosed, permitted structure. Trucks or vans making deliveries to the home occupation shall be limited to a payload rating which shall not exceed the road and bridge weight capacities on applicable haulage routes.

- 8. NUISANCE.** The home occupation shall not operate during such hours or in manner that will create a public or private nuisance or disturb neighbors. It shall not produce any offensive noise, vibrations, electrical or magnetic interference, glare, fumes, odors, smoke, dust, heat, or waste noticeable at or beyond the property line. All waste products generated by the home occupation shall be disposed of pursuant to all applicable federal, state and County regulations.
- 9. SIGNS.** The only allowed exterior advertising shall be one sign identifying the home occupation, which shall not be larger than four sq. ft., and as applicable, shall otherwise comply with Section 13-109: *Signs*.
- 10. OTHER REGULATIONS.** The structure in which the home occupation is located shall comply with all other applicable regulations and codes for the type of home occupation proposed.