

Jefferson County Office of Planning and Zoning
Home Occupation, Level 2 Supplemental Zoning Certificate Requirements

The requirements for the land use “Home Occupation, Level 2” are established in Article 4A of the Jefferson County Zoning and Land Development Ordinance. As part of an application for a Zoning Certificate, the Applicant certifies that the proposed Home Occupation, Level 2 will meet the following requirements:

General Standards

1. It is clearly incidental and subordinate to the use of the dwelling unit as a residence.
2. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the Home Occupation (other than those provided in Article 4A).
3. No equipment or process shall be used in a Home Occupation which creates offensive manifestations by sight, sound or smell detectable to the normal senses, or electrical interference or vibrations perceptible, at any lot line.
4. Any business which involves the storage of weapons such as firearms (other than residents’ hunting, protection and leisure weapons).
5. No outdoor storage of any kind, visible from a property line or a public or private right-of-way or vehicular access easement, is permitted.
6. The business owner is responsible for ensuring compliance with all local, state, and federal taxing requirements.
7. All applicable County, State, and Federal requirements must be met.

☐ I have read and agree to adhere to all the General Standards #1-7, as listed above.

Home Occupation, Level 2 Standards

- A. The occupation must be conducted by a full-time resident of the property. Up to two (2) nonresident employees also may be permitted to work on the premises.

☐ I certify that the proposed Home Occupation, Level 2 use will meet this standard.
Please explain briefly how the proposed land use will meet this standard:

- B. The use shall be conducted wholly within the dwelling unit and shall not exceed one third (1/3) of floor area of the dwelling unit.

☐ I certify that the proposed Home Occupation, Level 2 use will meet this standard.
Please explain briefly how the proposed land use will meet this standard:

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C. One sign, not exceeding two (2) square feet in area, non-illuminated, is permitted.

☐ I certify that the proposed Home Occupation, Level 2 use will meet this standard.

Please explain briefly how the proposed land use will meet this standard:

D. There shall be no sales, other than items crafted on the premises, in connection with such home occupation. Incidental sales of class-related material to students who receive instruction on the premises shall be permitted.

☐ I certify that the proposed Home Occupation, Level 2 use will meet this standard.

Please explain briefly how the proposed land use will meet this standard:

E. No more than three (3) business-related vehicle visits per day and no more than fifteen (15) visits per week at the premises, including delivery vehicles, but excluding employee commuting, shall be permitted.

☐ I certify that the proposed Home Occupation, Level 2 use will meet this standard.

Please explain briefly how the proposed land use will meet this standard:

F. The subject property shall be posted conspicuously by a zoning notice no less than twenty-eight (28) inches by twenty-two (22) inches in size, at least 15 days prior to approval of a Zoning Certificate for the land use. The sign will be prepared by the Office of Planning and Zoning but posting the sign is the responsibility of the applicant.

☐ I certify that the proposed Home Occupation, Level 2 use will meet this standard.

Please explain briefly how the proposed land use will meet this standard:

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G. For a Home Occupation located in an existing residential subdivision established after July 17, 1979, the minimum lot size is 20,000 square feet.

- ☐ I certify that the proposed Home Occupation, Level 2 use will meet this standard.
Please explain briefly how the proposed land use will meet this standard:

* Deed restrictions or Homeowners' Association covenants (which are not enforced by Jefferson County) may prohibit the proposed land use. Applicants are advised to review deed restrictions and Homeowners' Association covenants.

- ☐ I understand that it is an applicant's responsibility to verify whether deed restrictions or Homeowners' Association covenants prohibit the proposed land use.

Signature

Date

Printed name