



## HOME OCCUPATION

Zoning Division • 100 N. Wilcox St., Castle Rock, CO 80104  
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### 17.52.230 Accessory uses; home occupations.

- A. A home occupation is a business, profession, occupation or trade conducted entirely within a residential principal or accessory building, which use is accessory, incidental and secondary to the use of the building for dwelling purposes and does not change the essential residential character or appearance of such building or the neighborhood and is compatible with other permitted uses.
- B. A home occupation is a permitted accessory use in any R1, R-1A, R-2, R-3, MH or residential uses within Planned Developments (PD) Zoning Districts, subject to the following regulations:
  - 1. Such use is conducted entirely within a principal or accessory building;
  - 2. Such use shall be conducted only by the occupants thereof plus not more than one nonresident employee;
  - 3. Such use shall be clearly incidental and secondary to the use of the residence as a dwelling and shall not change the residential character thereof;
  - 4. The total area used for such purpose does not exceed the limitations of subsection 17.52.210.C, except that this requirement shall not apply to those home occupations that meet the definition of "Daycare, in-home small;"
  - 5. There shall be no change in the outside appearance of the dwelling unit or lot indicating the conduct of such home occupation including, without limitation, advertising signs or displays;
  - 6. The operation of any wholesale or retail business is prohibited unless it is conducted entirely by mail (U.S. Postal Service, United Parcel Service and the like) or such wholesale or retail sales on the premises is not substantial. However, one onsite retail sales event may occur once per calendar week (e.g., Tupperware party). Incidental sales of products shall be permitted (e.g., instructional books sold in conjunction with music lessons);
  - 7. There shall be no outside storage on the premises of materials or equipment used in connection with the home occupation;
  - 8. There shall be no excessive or offensive noise, vibration, smoke, dust, odors, heat, glare or light noticeable or extending beyond the lot;
  - 9. Traffic shall not be generated which significantly affects the residential character of an area or in a volume that would create a need for parking greater than that which can be accommodated on the site or which is inconsistent with the normal parking usage of the Zoning District; and
  - 10. Such use shall comply with an applicable development guide, building code, fire code, health regulation or any other local, state or federal regulation. The permission granted or implied by this section shall not be construed as an exemption from such regulation.
- C. The following uses are not considered home occupations:
  - 1. Motor vehicle repair and motor vehicle body shops;
  - 2. Medical or dental clinics, hospitals;
  - 3. Personal services such as beauty and barber shops, tattoo, and massage services;
  - 4. Bed and breakfast establishments;
  - 5. Animal clinics, hospitals, or grooming establishments; or
  - 6. Retail businesses or any similar uses generating more than occasional or minimal vehicular traffic.

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- D. In the event of a conflict between the provisions of this Chapter 17.52 and the covenants, conditions and restrictions of record applicable to the subject property, the more restrictive provision(s) shall govern and control.
  - E. In the event that any of the regulations in this section conflict with the Planned Development zoning regulations, these regulations shall supersede and govern.
  - F. All home occupations shall apply for and obtain a Business and Tax License from the Town of Castle Rock before commencing operation.

( Ord. No. 2015-37, § 2, 9-1-2015 ; Ord. 2012-18 §1)