

# HOME OCCUPATION DISCUSSION

TOWN COUNCIL  
OCTOBER 1, 2024



# HOME OCCUPATION

Home Occupation is regulated as an accessory use under 17.52.230:

“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.”

# HOME OCCUPATION

The code allows home occupation as an accessory use in any residential zone, including R1, R2, R3, MH and residential areas within Planned Development (PD) zoning districts. The use must:

1. Be conducted entirely within a building;
2. Operated by the occupants with no more than one outside employee;
3. Shall not change the residential character of the dwelling;
4. Limited in size to 20% of floor area or 300 sq ft, which ever is less for a single family home; or Limited in size to 10% of floor area for residential uses other than single family;
5. No change to the outside appearance of the home, including no signage or outside displays;



# HOME OCCUPATION

6. Wholesale and retail sales are only allowed if the business is conducted entirely through the mail, or if on premise sales are not substantial. One onsite retail sale is allowed per week. Incidental sales of products are allowed.
7. No outdoor storage of materials or equipment related to the use;
8. 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 the area, or in a volume that would create a need for parking greater than that which can be accommodated on site or with the normal parking usage of the area;
10. Use shall comply with applicable development guide, building code, fire code, health regulations or any other local, state or federal regulations.

# PROHIBITED USES FOR HOME OCCUPATION

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.

# ADJACENT JURISDICTIONS

Surrounding jurisdictions similar to Castle Rock on the regulation of home occupations. Some differences on prohibited uses:

Prohibited for Home Occupation	Castle Rock	Lone Tree	Castle Pines	Parker
Motor vehicle repair & body shops	X	X	X	
Medical, dental clinic, hospital	X	X	X	X
Bed and Breakfast	X	X	X	
Animal clinics, hospitals	X	X	X	X
Animal grooming establishments	X			
Retail business or similar generating more than minimal traffic	X	X	X	
Personal services such as beauty & barber shop, tattoo or massage services	X			
Light Industrial or manufacturing				X
Short Term Rentals				X
Restaurants				X

# QUESTIONS & DISCUSSION

1. Does Council want to explore changing the prohibited uses for home occupation?
2. Any specific uses to consider, such as removing personal services from prohibited?

Possible Motion if Council would like further discussion and research on the types of uses:

*“I move to direct staff to evaluate the list of prohibited home occupation uses, conduct additional research and community engagement, and bring back a recommendation for Council’s consideration.”*





**THANK YOU**