

The purpose of this research is analysis of peer community codes regarding standards for home occupation permits (HOPs). The current section of Ramsey City Code neglects other residential districts such as the COR for Level II standards, and seems to allow businesses beyond the intent of a home occupation which is typically considered a small office-type operation that can typically be conducted within a single room of a home.

#### **Andover (Title 12, Chapter 9)**

- *Definition*: Any gainful occupation or profession clearly secondary to the main use of the dwelling as a residence that is conducted entirely within the dwelling or as allowed by Conditional Use Permit and which meets the requirements of Chapter 9 of this title.
- Standards:
  - o Alterations not customarily found in dwellings are not allowed
  - o No retail sales, uses that increase utility usage, or outdoor storage or display
  - o Only employees are family members plus one additional employee
  - o Occupation cannot exceed 20% of dwelling floor space
  - o IUP required for occupations in accessory structures – additional restrictions apply
    - 3 acres or larger, setbacks, storage locations, etc.
  - o Examples of allowed uses:
    - Artists, crafts, dressmakers, work at home activities, repair services (not vehicle or machinery), teaching, home office, mail order, telephone answering, food preparation, gunsmithing with federal license – no sales, or other uses that comply with the standards.
  - o Examples of prohibited uses:
    - Retail shops, restaurants or food sales, medical offices, auto or mechanical repair, dance studios, dispatch centers, palm reading / fortune telling, sales or storage yards for contractors and tradesmen, tattoo businesses, tanning salons, trash haulers, or other uses that do not comply with standards.

#### **Anoka (Division 2, Sec. 78-237 (d))**

- *Definition*: Any occupation or profession carried on by a member of the family residing on the premises, provided that the use is clearly incidental and secondary to the use of the dwelling for dwelling purposes, does not change the character of the dwelling, and does not utilize more than 25 percent of the building's gross floor area.
- Standards:
  - o Alterations not customarily found in dwellings are not allowed
  - o No retail sales, on-street parking, increase in noise/dust/smoke/etc. or utility usage, outdoor storage or display.
  - o No signage unless approved with an IUP.
  - o No more than one client or customer at a time, and no customer waiting area.
  - o The space devoted to the occupation shall have an inside entrance into the dwelling area.

- All occupation activities conducted entirely in the dwelling; cannot exceed 25% of the gross floor area of the dwelling.
- Examples of allowed uses:
  - Artists, crafts, dressmakers, beauticians / barber shops, home office, teaching or tutoring, mail order, telephone answering, work at home activities, food preparation under the cottage food exemption, gunsmithing with federal license – no sales, or other uses that comply with the standards.
- Examples of allowed uses with an IUP:
  - Uses that involve one outside employee or outside parking of one commercial vehicle that does not exceed one-ton capacity that is used for personal and business transportation.
  - Ceramic classes
  - Domestic animal grooming
  - Other uses that substantially comply with the standards
  - Other uses similar in character to allowed uses
- Examples of prohibited uses:
  - Retail shops, photo studios, restaurants or food sales, medical offices, animal hospitals or kennels, auto or mechanical repair, dance studios, dispatch centers, furniture repair, palm reading / fortune telling, raising animals for sale, sales or storage yards for contractors and tradesmen, sign painting, boardinghouses, tattoo businesses, tanning salons, any occupation requiring a federal firearms license, trash haulers, or other uses that do not comply with standards.

### **Blaine (33-10)**

- *Definition*: Any business, occupation, profession, or commercial activity that is conducted or petitioned to be conducted from property that is zoned for residential use. General farming and gardening activities are not considered home occupations and are not regulated by this ordinance.
- Standards:
  - Occupations must be conducted inside the principal dwelling, and no more than one room can be used
  - One wall sign allowed not to exceed 2.5 feet
  - Storage of materials, and vehicles must be inside.
  - Area for the occupation cannot exceed 20% of the home floor area
  - No outside employees
  - Use of mechanical other than domestic or hobby purposes is prohibited
  - Wholesale or retail allowed, if conducted by mail or occasional home visits
  - No occupations that produce noise, gas, vibrations, glares, fire hazards, etc.
  - Trucks cannot be used for the operation
  - Less than 4 daily customers
  - Serviced by delivery trucks no larger than 20,000 gross vehicle weight
  - CUPs allowed for uses that do not comply with the above standards, and can be revoked with opposition from at least three neighbors.
  - Garage sales permitted under separate regulations.

### **Brooklyn Park (mainly 152.262 (B))**

- *Definition*: Any occupation carried out by the occupant of a residential dwelling unit that occurs within the principal or accessory building on the property and does not change the nature of the primary use of the property.
- Standards:
  - o One non-illuminated sign allowed with a maximum of two square feet.
  - o Home occupations cannot contribute to greywater
  - o Repair services are limited to appliances or goods small enough for one person to carry, and automotive repairs are not allowed unless emergency services or minor maintenance.
  - o Deliveries are limited to those typical of a residential setting
  - o Maximum of one non-resident employee
  - o No retail sale of merchandise produced off-site, except products not marketed or sold in wholesale or retail outlets
  - o Parking must comply with applicable sections, and limited to five vehicles at one time. Storage or overnight parking is prohibited.
  - o Administrative permit required
  - o Must not create nuisances related to dust, vibration, odor, glare, etc.
  - o Must adhere to city, county, state, and federal regulations.
  - o Hazardous materials handling permits must be reported to City Manager

### **Champlin (mainly 126-195 (b))**

- *Definition*: any gainful occupation, profession or commercial activity conducted within a dwelling unit or accessory building that clearly is secondary to the residential use of the property. In-home day cares are not considered home occupations.
- Standards:
  - o Home occupations are not allowed in accessory buildings
  - o Not more than 25% of the floor area of one floor of a dwelling.
  - o Conducted entirely within a fully enclosed building.
  - o No exterior or interior alterations of the building or land, or other visible evidence of the conduct of the home occupation shall be permitted which are not customarily found in a dwelling
  - o No employees other than members of the family residing on the premises
  - o No exterior storage of equipment or materials
  - o No use of utilities or community facilities beyond that normal to the use of property for residential purposes
  - o No more than two customers or clients at one time
  - o House of operation between 8:00 a.m. and 8:00 p.m.
  - o Shall not create in excess of the normal amount for a residential district. No truck shall be parked unattached to a trailer. No more than three parking spaces. Adequate off-street parking facilities required, but cannot be established within any required front or side yard, except upon an established driveway.
  - o Must not create nuisances related to dust, vibration, odor, glare, etc.
  - o No retail business other than that conducted by mail shall be permitted, except for those products that are not marketed or sold in a wholesale or retail outlet

- Permitted occupations include architects, artists, manufacturer's representatives, writers, clergymen, lawyers, teachers, insurance agents, dressmakers, and millinery and similar domestic crafts
- The city reserves the right to inspect the property.
- Additional standards for in-home daycares.

### **Coon Rapids (11-304.2)**

- *Definition:* A gainful occupation engaged in on residential property by a resident of that property. Home Based Retail Sales is not considered a home occupation. Neither are the activities of a foster parent, a live-in child care provider, a live-in domestic worker or attendant, or similar caregiver be considered a home occupation.
- Standards:
  - Permit is valid for two (2) years - interim
  - Must not create nuisances related to dust, vibration, odor, glare, etc.
  - Generate only minimal vehicular traffic and will not create traffic congestion, unsafe access, or parking needs for adjoining properties
  - A home occupation cannot be discernable to neighboring properties, except for a sign as permitted by Section 11-1203, a garden, or one motor vehicle whose nature or signage indicates it is used in the business. There is no outdoor storage or display of equipment, merchandise or materials used in the home occupation.
  - No external alterations are made that are not customarily found in dwellings and accessory buildings.
  - If the home occupation is carried on in the garage, the minimum amount of required garage space is maintained as garage space.
  - All vehicles are parked in the existing driveway, and improvements are not allowed to create additional spaces.
  - No more than one non-resident employee.
  - No dispatch centers.
  - Serviced by delivery trucks no larger than 26,000 gross vehicle weight
  - Prohibited uses include sales, except items made on the premises, repair of internal combustion engines of more than 12 horsepower, body shops, machine shops, welding, ammunition manufacturing, flea markets, motor vehicle repair/maintenance/service/sale, firearm sales, tattoo parlors, or other objectionable uses as determined by the City Council.
    - Machine shops are defined as places where raw metal is fabricated, using machines that operate on more than 110 volts of current.
  - Hours of operation between 9:00am and 8:00pm, not to exceed 30 hours per week.
  - No more than 400 square feet or 25 percent of the above grade finished floor area of the principal structure, whichever is smaller.
  - Storage of hazardous or flammable materials in excess of consumer quantities which are packaged for consumption by individual or household use is prohibited.
  - HOP can be revoked based on criteria in 11-307.5
  - Decision by Planning Commission, can be appealed to City Council

## Dayton (1001.13)

### - Definition:

- Home Occupation: Any use conducted entirely within a dwelling and carried on by members of a family residing therein, which use is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof.
- Home Extended Business: An occupation or profession engaged in, at or from the homestead and/or attached and/or detached accessory building of the business owner-operator.

### - Standards:

- Administrative Home Occupations
  - Requires an administrative permit
  - Maximum 25% of the dwelling, except for in-home daycares service 12 or fewer persons.
  - Up to two non-resident employees
  - No retail
  - One vehicle associated with the business is allowed if under 12,000 lbs
  - Cannot include outdoor storage, accessory buildings, or storage areas.
  - Cannot require internal or external alterations
  - Cannot use equipment outside of a customary residential dwelling
  - Cannot be visible outside the dwelling, including signage except for one directional sign not to exceed two square feet
  - Must comply with city nuisance ordinances
  - All parking on-site and on the driveway
  - Cannot cause septic waste to flow beyond the system capacity
  - Traffic cannot exceed eight (8) trips a day
  - Cannot produce light, glare, noise, odor, vibration, etc.
  - No equipment that can cause an electrical interference to neighbors
  - Meet fire and building codes
  - Hours between 7am and 10pm including idling vehicles – except telecommuting operations
- Home Extended Businesses - Requires an Interim Use Permit
  - Business owner must live in the dwelling
  - No more than 30% of the dwelling floor area (excluding attached garage area)
  - Business must be setback at least 100 feet from other dwellings
  - Accessory buildings can be used, if another garage is available for personal use
  - Maximum of two non-resident employees
  - One vehicle associated with the business is allowed if under 12,000 lbs. An additional vehicle exceeding 18,000 lbs is allowed if stored indoors or significantly screened.
  - Business-related storage and activities must be entirely indoors on properties less than 2.5 acres, outdoor storage allowed on properties 2.5 acres or larger but must be significantly screened from adjacent properties and right-of-way.

- No retail sales of goods not produced onsite.
- Dust control may be required, or other conditions by the City Council
- Home occupations in excess of these standards can be approved with additional requirements if they do not adversely impact neighbors.

**Eagan (Sec. 11.70, Subd. 23)**

- *Definition*: any occupation or profession engaged in by the occupant of a residential dwelling unit which is clearly incidental and secondary to the residential use of the premises, does not change the character of said premises and satisfies the requirements of this Code.
- Standards
  - No more than three persons shall be engaged in the home occupation, one of whom resides outside of the dwelling.
  - No home occupation activity shall be allowed within a detached or attached accessory building or garage.
  - Evidence of the home occupation shall not be visible from the street.
  - No signs shall be present other than those permitted in R zoning districts.
  - No home occupation shall involve over-the-counter sales.
  - Entrance to the home occupation shall be gained from within the principal structure.
  - The home occupation shall not utilize more than three off-street parking spaces for the occupant and visitors.

**Elk River (Chapter 30, Sec. 30-801)**

- *Definition*:
  - *Conditional*: any gainful occupation or profession, not meeting the criteria of subsection 30-801(c), customarily conducted entirely within a dwelling principally by members of a family residing therein, which use is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof. Conditional home occupations require a public hearing pursuant to the procedures and standards for a conditional use permit.
  - *Permitted*: any gainful occupation or profession, meeting the criteria of subsection 30-801(c), customarily conducted entirely within a dwelling principally by members of a family residing therein, which use is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof. Permitted home occupations are processed administratively following the set of criteria in subsection 30-801(c).
- Standards:
  - Occupation conducted by property owner or resident using it as a primary address
  - Entirely within the dwelling unit
  - No exterior evidence including storage or heavy equipment
  - No light, odor, dust, glare, vibration, etc. can be produced by the business
  - Cannot require internal or external construction features not typically found in single-family residential dwellings
  - Occupations involving teaching cannot exceed two (2) pupils at a time

- One (1) full-time non-resident employee is allowed
- Four (4) total square feet of wall-mounted signage is allowed
- Cannot be serviced by vehicles with a gross weight exceeding 26,000 lbs
- Hours with employees and customers limited to 7am-9pm
- Cannot exceed parking established by the existing driveway
- Retail business must be conducted entirely by courier, email, or mail and does not involve sale, shipment, or delivery of merchandise
- Any use exceeding these standards, but do not involve prohibited activities, require a conditional home occupation permit.
- Prohibited uses include:
  - Uses that constitute a fire hazard, affect property values, or constitute a nuisance with noise, odor, dust, etc.
  - Adversely affect governmental facilities such as roads, sewers, water, storm drainage, garbage service, police service, or fire service.
  - Adversely affect sensitive environmental features such as lakes, surface or underground water, wetlands, floodplains, soils, etc.
  - Use of hazardous materials or activities
  - Repair of internal combustion engines or use of equipment which is not normally found in a home, except equipment typically used in an office.
  - Body shops, machine shops, ammunition manufacturing, flea markets, motor vehicle repairs or sales, escort businesses, sexually oriented land uses, gun repair and/or sales, or other objectionable uses as determined by the city council.

### **Fridley**

- *Definition:* Any gainful occupation or profession engaged in by the owner or occupant of a dwelling unit and occurring within the dwelling unit that meets all the requirements set forth in the applicable provisions of the Zoning Code. Any home occupation must meet all requirements as specified in the corresponding Zoning Code. Any home occupation shall be clearly incidental and secondary to the principal use of the premises and shall have no adverse impact to building aesthetics, traffic volume, hours of operation, noise, odor, dust, smoke, heat, vibration, or any other activity that adversely affects the health, safety, and general welfare or is detrimental to the residential nature of the surrounding neighborhood.
- Standards vary depending on zoning district
  - R-1 One Family Residential ([205.07.01](#)), R-2 Two Family Residential ([205.08.01](#)), R-4 Manufactured Home Park Residential ([205.10.01](#)), S-1 Hyde Park Neighborhood ([205.23.04](#)):
    - Entirely within the dwelling and must be accessed through the dwelling entrance; not allowed in detached structures
    - One non-relative employee allowed
    - No internal or external alterations not typically found in a dwelling, including mechanical equipment
    - No exterior storage of equipment or materials
    - Parking of commercial vehicles must comply with city code
    - No additional signage or exterior indication of a business

- No more than two off-street parking spaces dedicated for the business
- Teaching home occupations are limited to four pupils; licensed day care is permitted
- No retail sales except for items incidental to a permitted commercial service or items sent by mail; ex. Shampoo from a beautician/barber shop
- No more than three garage sales of no more than three consecutive days per year
- Prohibited uses include motor vehicle sales or repair, massage therapy, commercial food requiring a state license or inspection, activities that generate excessive traffic over ten (10) trips per day, activities that generate significant truck traffic to the premises in excess of three deliveries per week – deliveries and pickups by semi-truck/trailer are also prohibited.
- O-6 Overlay District ([205.31.04](#)):
  - No additional requirements listed

### **Ham Lake (9-350)**

- *Definition*: An occupant-owned enterprise carried on in a residential dwelling, that may be issued by the City Council after review and recommendation by the Planning Commission, and subject to any conditions imposed by the City Council. A Home Occupation permit may be revoked by the City Council, after affording due process of law to the applicant, if the conditions of issuance or any other ordinance feature are violated.
- Additional uses and standards for the R-1 and R-2 districts:
  - R-1 Single Family (9-210.1 a))
    - Additional permitted uses include beauty shops and dog grooming.
  - R-2 Multiple Family Residential (9-210.9 a))
    - Does not involve the use of employees who are not residents of the dwelling, does not involve the storage of inventory on the site, does not involve deliveries of goods used in the business to the site or shipped from the site, does not involve customers coming to the site, and does not involve the presence of machinery or equipment other than a personal computer, copy machine, fax machine and/or small personal printer.
- General standards
  - Subject to annual review by City Staff, and may be automatically renewed unless complaints are received which then the permit will need to be resubmitted for review by the Planning Commission and approval by the City Council
  - Home Occupation Permits ([9-350](#)):
    - All activities must be indoors
    - Does not generate on-street parking, and no more than four (4) passenger motor vehicles at one time. All parking must be on paved surfacing. The activity may not increase traffic typical of a residential setting.
    - No more than one non-resident employee.
    - The use shall not generate any nuisance, and the owner must be compliant with city codes and regulations of other jurisdictions.

- Special Home Occupation Permits ([9-350.3](#))
  - Public hearing required for any proposed occupation in a garage or accessory building with notification up to 750 feet.
  - Subject to the same provisions of a standard Home Occupation Permit
  - No noise, odor, vibration, outdoor storage visible to others.
  - One commercial pickup/delivery by outside service van (such as UPS or FedEx) is allowed per day. Scope and delivery of goods produced on site may be limited depending on approval, including commercial logos on delivery vehicles.

### **Nowthen (Chapter 11, Sec. 11-152)**

- *Definition*: A business carried on in a dwelling unit which is clearly incidental and secondary to the use of the residential use of the property and which does not change the character thereof. A home occupation does not include agricultural uses carried on a farm. A home occupation is not to be conducted in an attached garage or an accessory structure.
- Home Occupation Standards:
  - The occupation is limited to one or more persons residing in the dwelling, and cannot lease to another person.
  - Conducted entirely within the principal structure
  - No retail sales, or increase in noise/dust/smoke/etc
  - Cannot create additional traffic volume
  - One sign is allowed without lights or illumination, and cannot exceed six (6) square feet in size.
  - Uses not meeting these standards must be reviewed with an IUP
- Extended Home Occupation (detached structure) Standards:
  - One full-time or two part-time, off-site, non-familial employees allowed. Doubled if property is accessed by a bituminous road.
  - Lease allowed with an IUP for rental space to other persons or firms.
  - IUP required with review when the period ends
  - One sign is allowed without lights or illumination, and cannot exceed six (6) square feet in size.
  - Retail sales allowed for minor products such as home beauty, or small engine replacement parts
  - No increase in noise/dust/smoke/etc
  - Additional access requirements
  - Outdoor storage allowed if setbacks, size, and location requirements for accessory structures are met.

### **Otsego (11-28)**

- *Definitions*:
  - Home Occupation: Any occupation or profession engaged in by the occupant of a residential dwelling unit which is clearly incidental and secondary to the residential use of the premises and does not change the character of said premises.
  - Home Office: A home occupation consisting of a room or group of rooms used for conducting affairs of a recognized business, profession, or service that does

not involve the on-site sale of products or client/patron site visitations operated solely by the occupant of the dwelling and not more than one (1) person that does not reside within the dwelling.

- Standards:

- An administrative permit is required and subject to inspections, revocation, renewals, etc.
- Cannot produce light, glare, noise, odor or vibration
- No equipment shall be used in the home occupation shall create electrical interference to surrounding properties.
- No home occupation shall require internal or external alterations or involve construction features not customarily found in dwellings except where required to comply with local and State fire and police recommendations.
- Shall be conducted entirely within the principal dwelling and may not be conducted in any portion of an attached private garage or within detached accessory buildings.
- No exterior storage of equipment or materials used in the home occupation, except personal automobiles used in the home occupation.
- Shall meet all applicable Fire and Building Codes.
- One sign not to exceed four (4) square feet in area.
- Comply with nuisance code
- Hours from 7:00 A.M. to 10:00 P.M.
- No more than one (1) person other than those who reside on the premises
- Home occupations shall not create a parking demand in excess of that which can be accommodated in an existing driveway or guest parking area for multiple-family dwellings, where no vehicle is parked so as to obstruct a public street, sidewalk or trail or private driveway.
- Permitted uses include hair or nail salon, instructional classes with no more than one (1) pupil at a time – additional pupils subject to IUP, massage therapy, photo studio, small appliance repair, and tailoring/sewing/alterations.
- Prohibited uses include repair/service/manufacturing which requires equipment not found in a dwelling, services consisting of more than one (1) pupil/client/customer at a time, over the counter retail sale of merchandise purchased off premises, and outdoor storage of materials or equipment.

**St. Francis (10-68-10)**

- *Definition*: Any occupation or profession engaged in by the occupant of a residential dwelling unit, which is clearly incidental and secondary to the residential use of the premises and does not change the character of said premises.
- Standards:
  - General requirements
    - No home occupation shall produce light, glare, noise, odor or vibration that will in any way have an objectionable effect upon adjacent or nearby property.
    - No equipment shall be used in the home occupation which will create electrical interference to surrounding properties.

- No internal or external alterations or involve construction features not customarily found in dwellings except where required to comply with local and State fire and police recommendations.
- No exterior storage of equipment or materials, except personal automobiles provided the parking is in conformance with all outdoor storage and parking requirements.
- Meet all applicable building and fire codes.
- Hours of 7:00 a.m and 10:00 p.m. and. in a manner where business activity is not detectable outside of the residence.
- Comply with City Code standards including noise, outdoor storage, parking.
- Permitted HOPs
  - No exterior display or signs which are visible from outside the building.
  - No non-resident employees allowed.
  - The home occupation shall be conducted entirely within the principal dwelling. Max 25% of the gross floor area of the dwelling for the occupation.
  - The operation of any wholesale or retail business shall not be permitted unless:
    - It is conducted entirely by telephone, mail or electronic medium;
    - The merchandise is stored elsewhere than on premises;
    - The business operation does not include the sale of equipment or delivery of merchandise to the premises;
    - Customers do not come to the home for any part of the transaction.
  - No on-street parking. All parking off-street and on proper surfacing.
  - Cannot create a parking demand of more than two (2) vehicles at one time.
  - Cannot create an additional driveway access to the property.
- Interim HOPs
  - All general requirements are met.
  - One (1) non-resident employee.
  - Teaching or instruction activities of no more than two (2) non-resident pupils at a time.
  - Exterior changes are sufficiently screened, properly designed, or separated by distance so as to be consistent with the existing adjacent residential uses and compatible with the residential occupancy.
  - Interior changes shall comply with all building, electrical, mechanical and fire codes governing the use of the use in a residential occupancy.
  - Traffic generated by the occupation shall involve passenger vehicles only.
  - Max 25% of the gross floor area of the dwelling for the occupation.
  - An attached accessory structure may be used for the home occupation provided the use does not occupy required parking. In all cases there shall be space sufficient for the parking of a minimum of two vehicles in the attached accessory structure.
  - Any wholesale or retail sales must be incidental to the home occupation or low volume sales restricted by appointment.

- Signage. The following signs for home occupations with an IUP are permitted:
  - For home occupations in the A-1, A-2, UR, and RR districts,: One (1) freestanding sign not to exceed 10 square feet in sign area and six (6) feet in height, or one (1) wall sign not to exceed 10 square feet in sign area.
  - For home occupations in the R-1, R-2, and R-3 districts: one (1) freestanding sign not to exceed four (4) square feet in sign area and six (6) feet in height, or one (1) wall sign not to exceed four (4) square feet in sign area.
- Prohibited uses include repair services which produce light, glare, noise, vibration such as auto repair, appliance repair, and small engine repair; teaching or instruction which customarily consists of more than two (2) pupils outside the home at a time; and manufacturing.

**St. Michael (155.065)**

- Definitions:

- Home Occupation: Any occupation or profession engaged in by the occupants of the residential dwelling, or accessory building, which is clearly incidental and secondary to the residential use of the premises and does not change the character of the premises; and when conducted within the dwelling or accessory building, or when conducted upon a parcel of land containing the dwelling unit, provided that the evidence of the occupation is not visible from the street.
- Home Occupation, Special: A home occupation which does not meet the requirements of a permitted home occupation and requires approval of a special home occupation permit.
- Home Extended Business: A home occupation which is conducted in the A-1 zoning district and whose purpose is to prevent competition with the business districts through a means of establishing specific standards and procedures.

- Standards:

- General provisions for all:
  - No light, noise, glare, odor, vibration, etc.
  - No equipment that could create electrical interference for others.
  - No interior or exterior alterations not typically found for dwellings.
  - No exterior storage or equipment, except personal automobiles.
  - Meet applicable building and fire codes
  - Exterior signage allowed if meeting section 155.496
  - Comply with nuisance ordinance
  - Hours from 7:00 am to 10:00 pm
  - Customers onsite arranged by appointment only.
- Permitted HOP
  - Administrative permit required.
  - Resident employees only
  - Entirely within dwelling, no accessory structure use
  - Cannot create additional parking demand

- Examples of uses include art studios, dressmaking, secretarial services, professional offices, teaching with musical/dancing/other instructions which consist of no more than one pupil at a time, and daycare facility not serving more than 12 children as licensed by state statutes.
- Special HOP
  - One year permit from City Council, renewals required if desired
  - Permit can lapse if not used for 30 consecutive days
  - Must prove necessity for non-resident employee assistance
  - Entirely within dwelling, no accessory structure use
  - Examples of uses include barber and beauty services, photography studios, group lessons, saw sharpening, small appliance, small engine repair, and the like.
  - Occupation may involve stock-in-trade incidental to repair or manufacturing which requires equipment other than customarily found in a home, or teaching with music/dance/other instruction of more than one pupil at a time.
  - City Council can authorize a maximum of on-street parking allowed.
- Home Extended Businesses ([155.066](#))
  - Objective is to prevent competition with business districts
  - CUP required.
  - Must be owner occupied
  - No more than three (3) employees in addition to the owner
  - No outdoor storage of supplies or equipment. All operations indoors.
  - Two parking spaces per employee.
  - No more than 30% lot coverage
  - Excessive noise prohibited
  - City Council, and MNPCA, must determine appropriate area for effluents
  - Contract required between owner and refuse hauler
  - Working hours set by City Council
  - Dust control measures agreement with the city
  - Posted road limits must be obeyed
  - 200 foot setback from residences
  - Outside of platted areas
  - Accessory structure limited to 2,000 square feet.
  - Four verified complaints result in a reconsideration of the conditional use
  - Conform to principal buildings and neighborhood.