

CITY OF COTTAGE GROVE

ZONING ORDINANCE TITLE 11-9A-3

HOME OCCUPATIONS

The following information is an excerpt from the Cottage Grove City Code relating to Home Occupation regulations.

3. Home occupations.

A. Purpose: The purpose of this entry is to permit only those home occupations that are compatible with other permitted uses and with the residential character of neighborhoods.

B. Permit Requirements:

(1) Permit Required: No one shall conduct a home occupation without first having obtained a permit from the Director of Community Development. One permit shall be required for each home occupation conducted within the dwelling unit.

(2) Revocation Of Permit; Appeals: Violation of the performance standards shall be grounds for revocation of the permit. Notice of intent to revoke the permit shall be sent by the Director of Community Development to the permit holder. The notice shall state the grounds for revocation. The holder of the permit shall have ten (10) days from the receipt of the notice to file an appeal to the Planning Commission. Failure to file an appeal within ten (10) days waives any challenge to the revocation; at the expiration of the ten (10) days, the permit is revoked and the home occupation shall cease.

C. Performance Standards: No home occupation shall be permitted that does not conform to all of the following standards:

(1) No more than one person, other than a member of the immediate family occupying the dwelling, shall be employed on the premises at any one time.

(2) Identification signs shall conform with Title 9, Chapter 8 of this Code.

(3) In no way shall the appearance of the structure be altered or the occupation within the residence be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting or advertising signs or the emission of sounds, odors, noise, vibrations, heat, glare or electrical disturbances.

(4) No home occupation shall be conducted in any accessory building, except an attached or detached garage.

(5) The use shall not create substantial traffic. More than twenty (20) vehicles coming to the dwelling unit for service or products during any one day shall be considered

substantial additional traffic. Any need for parking shall be met off the street and other than in a required front yard.

(6) No home occupation shall cause an increase in sewer or water usage so that the combined total use for dwelling and home occupation purposes exceeds the normal range for residences in the City.

(7) There shall be no storage or display of any kind connected with the home occupation visible from the outside of the dwelling unit.

(8) Any construction, alteration or electrical or mechanical equipment, chemicals or materials shall not change the fire rating of the structure or the fire district in which the structure is located.

(9) The operation of the home occupation shall begin no earlier than six o'clock (6:00) A.M. and end no later than ten o'clock (10:00) P.M.

D. Permitted Home Occupations: The following uses are permitted as home occupations but are still subject to the performance standards of subsection C of this entry:

- (1) Artists, sculptors, authors or composers.
- (2) Barbershops or beauty shops.
- (3) Carpentry work.
- (4) Home crafts, such as model making, rug weaving and lapidary work.
- (5) Licensed family daycare homes.
- (6) Music, art or dancing teachers.
- (7) Office facilities of lawyers, architects, engineers, realtors, insurance agents, brokers, contractors and members of similar professions.
- (8) Office facilities of ministers, rabbis, priests or members of religious orders.
- (9) Office facilities of physicians, dentists or other licensed medical practitioners.
- (10) Office facility of a salesperson, sales representative or manufacturer's representative.
- (11) Photo developing or processing.
- (12) Printing shops.
- (13) Seamstresses, dressmakers and tailors.
- (14) Upholstering.
- (15) Other uses deemed similar to the above by the Director of Community Development.

E. Prohibited Home Occupations: The following home occupations shall not be permitted:

- (1) Animal hospitals or pet shops.
- (2) Auto repair, major or minor.
- (3) Clinics or hospitals.
- (4) Mortuaries.
- (5) Painting of vehicles, trailers or boats.
- (6) Private clubs.

(7) Renting of trailers.

(8) Repair shops or service establishments, except the repair of non-motorized bicycles, electrical appliances, typewriters, cameras or other similar small items.

(9) Restaurants.

(10) Stables or kennels, except as provided under Section 11-9A-4 of this Article, entry #5, "Commercial horse stables..."

(11) Retail shopping stores.

F. Exemptions: Where any "home occupation" as defined by this Title is subject to regulations or licensing by agencies of the State and Federal governments, and such regulation or licensing preempts local regulation, such home occupation shall be exempt from the permit provisions of this entry.



Permit No. _____
Fee Paid: _____
Approved by: _____

7516 – 80th Street South
Cottage Grove, MN 55016

Community Development Department
651-458-2827

HOME OCCUPATION PERMIT APPLICATION

Home occupation permit fee is \$60.00.

Business Name: _____

Business Owner's Name: _____

Property Owner's Name: _____

Property Address: _____

Telephone Number(s): _____

Type of Occupation/Business: _____

Hours of Operation: _____

Number of Employees: _____

Estimated number of deliveries per week: _____

Equipment used in this Home Occupation: _____

Chemicals or materials used in this Home Occupation: _____

I have received a copy of the performance standards for Home Occupations contained in Title 11-9A-3 of the City Code and understand that violation of the standards shall be grounds for revocation of the permit.

Business Owner Signature

Date

Property Owner Signature

Date

Please print or type and fill in form completely. Your \$60.00 application fee is due at the time this application is submitted.