

# Can I run a business out of my home?

If your business qualifies as a home occupation per the City's Zoning Regulations and State Statute it is allowed in all zoning districts in the city, but sometimes a permit is required.

## PLEASE NOTE

Day Cares and Residential Care Homes are covered by separate regulations per City Zoning.

## Contact Us

Building and Zoning Office

(802) 773-1800

[tarak@rutlandcity.org](mailto:tarak@rutlandcity.org)

Permit forms are available on our website

[www.rutlandcity.org](http://www.rutlandcity.org)

or in our office at City Hall:

52 Washington Street. 2<sup>nd</sup> floor

# Home Occupation Permits

City of Rutland Vermont

December 2020



## Do I need a permit?

**YES.**

**However, a Zoning Permit is NOT required for Benign Home Occupations**

A **Benign Home Occupation** is defined as a home occupation which meets each and all of the following criteria.

1. Is limited to a family-run operation with activities undertaken solely by persons residing in the same dwelling unit where the home occupation takes place;
2. Involves limited or no client or customer interaction at the property.;
3. Does not produce noise, smoke, odor, or other such nuisance;
4. Does not regularly involve the use of off-street parking associated with the dwelling unit for delivery, client or customer vehicles;
5. Does not produce additional traffic or trip ends beyond usual and customary vehicle trips associated with a single-family residential use; and
6. Does not entail the use of an exterior sign or signs, or any other modification of the exterior of the structure.

**If one or more of these criteria are not met a Zoning Permit is required.**

## Standards\* for all Home Occupations

1. The home occupation shall occupy no more than 25% of the combined areas of the principal dwelling unit and the accessory structure(s)
2. The home occupation shall be undertaken by the principal occupant and a maximum of three (3) additional persons.
3. The home occupation shall not produce excessive noise, smoke, odor, or other such nuisance; or generate hazardous waste
4. No home occupation may include on-premise retail sales other than clearly incidental and subordinate sales of products utilized in or produced through the home occupation.
5. Home occupations shall not entail any changes that are inconsistent with the residential character and visual quality of the surrounding neighborhood
6. Home occupations shall be limited to an average of ten (10) hours of active operation per day during which time deliveries, visitors or employees may come to or leave the premises.
7. Any home occupation anticipated to generate regular delivery traffic exceeding the volume that would normally be expected in the neighborhood, or for which the use of on street parking is the source of a documented complaint by 2 or more neighbors, shall require Site Plan Review by the Development Review Board (DRB).

*This list had been edited. See Zoning Regulations.*

## Permit Procedures

Once a permit has been approved by the ZA, the following occurs:

- A sign is posted (in a place that is visible from the nearest public right-of-way) alerting neighbors that a permit has been issued.
- The sign remains in place for the 15-day appeal period.
- At the end of that time, if no appeal has been filed, the permit is officially in effect.
- A copy of the fully authorized permit is mailed to the applicant and the land owner
- A copy of the permit is filed in the land records.

### **NOTE**

In granting approval, the Zoning Administrator may impose conditions reasonably and proportionally related to the impact of a home occupation, including but not limited to requirements for dedicated off-street parking, landscaping and screening, or limitations on the hours or intensity of a use where necessary to prevent impacts related to traffic, noise, visual impacts of parking, outdoor storage, and other such conditions as are necessary to ensure the proposed use meets the standards.

### **Permits can be revoked**

Should a use which was granted a home occupation permit no longer meet all of the standards for home occupation, the Zoning Permit can be revoked by the ZA. This decision can be appealed to the DRB.