

## Checklist

- Original signed application, notarized (if applicable)
- Fee (\$30 application fee)
- Driver's license or government-issued photo ID utility bill showing proof of residency at permit location

### Home Occupations Section 19.5.7.D.5

#### (a) Definition

Any activity carried out for gain by a resident conducted as an accessory use in the resident's dwelling unit or accessory building. This does not include live/work dwellings.

#### (b) Where authorized

A home occupation is permitted as an accessory use in all districts that allow residential uses.

#### (c) Standards

Home occupations shall comply with the following standards.

##### (1) Size/Area

A home occupation shall occupy no more than 20 percent of the building floor area, excluding garage space.

##### (2) Employees

No one other than a resident of the dwelling shall be employed onsite or report to work at the site in the conduct of a home occupation. This prohibition also applies to independent contractors.

##### (3) Operational

- i. There shall be no stock-in-trade other than items that are used for product demonstration or samples or products fabricated by artists or artisans.
- ii. A home occupation shall be conducted entirely within a portion of a building, not within a required parking area.
- iii. No home occupation may have customers or clients come to the home except by prior appointment, and no more than three customers or clients per hour are allowed.
- iv. There shall be no advertising of the address of the home occupation that results in attracting persons to the premises.
- v. No kilns exceeding 10 cubic feet in size shall be permitted, and a home occupation shall comply with the performance standards in Section 19.7.8. There shall be no electrical or mechanical equipment not normally found in a residential structure
- vi. No home occupation shall be allowed that will create noise, dust, fumes, odors, smoke, glare, vibration, electrical hazards, fire hazards or the storage of hazardous materials, or any other

nuisance to a greater degree than normally experienced in the residential district in which the permit is granted.

- (4) Exterior appearance and outdoor storage
  - i. No changes in the exterior appearance of the dwelling to accommodate the home occupation shall be allowed.
  - ii. No outdoor storage of materials or equipment in conjunction with the home occupation shall be permitted.
- (5) Parking/vehicles/traffic
  - i. Not more than one truck or vehicle incidental to a home occupation shall be kept on the site or on any adjacent street. Commercial vehicles as defined by this code are not permitted.
  - ii. A home occupation shall not create pedestrian, automobile or truck traffic significantly in excess of the normal amount associated with residential uses in the district.
- (d) Prohibited home occupations
  - (1) No home occupation shall be allowed that will create noise, dust, fumes, odors, smoke, glare, vibration, electrical hazards, fire hazards, the storage of hazardous materials, or any other nuisance to a greater degree than normally experienced in the district in which the permit is granted.
  - (2) A home occupation shall not create pedestrian, automobile, or truck traffic significantly in excess of the normal amount associated with residential uses in the district where located.
  - (3) The following uses and activities shall not be conducted as a home occupation:
    - i. Motor vehicle or marine service/repair;
    - ii. Beauty or barber shop; or
    - iii. Restaurants.
  - (4) No home occupation shall be allowed that is prohibited by the City of Henderson Building Code
- (e) Revocation

In cases where the use is not operated in accordance with these standards, authorization to operate a home occupation shall be revoked after 30 days written notice, unless the home occupation is altered to comply.
- (f) Appeal

Decisions of the Community Development director regarding home occupations may be appealed by the applicant or owners of property located within 300 feet of the proposed home occupation in accordance with the procedure established in Section 19.6.9.E, Appeals.

Revised (12/14)

# Home Occupation Permit



## Application Form

Application Fee  
\$30



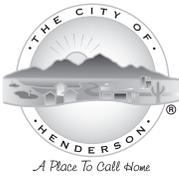
## Community Development and Services

240 Water St.  
P. O. Box 95050  
Henderson, NV  
89009-5050

Phone: 702-267-1500

Fax: 702-267-1501

cityofhenderson.com



# Home Occupation Permit

## Application Form

Applicant's Name: \_\_\_\_\_

Address: \_\_\_\_\_

ZIP Code: \_\_\_\_\_ Business Phone: \_\_\_\_\_

Description of Home Occupation: \_\_\_\_\_

**Applicant's Statement:**

I have received a copy of H.M.C.19.5.7.D.5 relating to Home Occupation Permits. I understand the terms and conditions, and the proposed use meets the requirements of H.M.C. 19.5.7.D.5. By signing this document I am acknowledging all the information provided is accurate and correct, including property ownership.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

**APPLICANT MUST BRING PICTURE IDENTIFICATION & PROOF OF RESIDENCE AT THE ABOVE ADDRESS  
(if not shown on picture identification), e.g., Driver's license, utility bill**

Applicant must appear in person with a valid government-issue photo I.D. (e.g., driver's license) and proof of residency at the permit address if it is not shown on photo I.D. (e.g., utility bill with applicant's name and permit address).

If applicant is not the owner of the property, the original notarized signature of the land owner or their authorized representative must be provided to the City of Henderson, prior to issuance of the Home Occupation Permit.

If signed by the landowner's authorized representative, proof of such authority must be provided (e.g., management company approval on company letterhead or power of attorney.)

Property Owner Print Name \_\_\_\_\_

Property Owner Signature \_\_\_\_\_

Property Owner Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**\*Notarization is only required if the applicant is not the owner of the subject property.**

<b>NOTARY</b>	State of _____, County of _____
	This instrument was acknowledged before me by _____
	on _____.
	_____
	Notary Public

For Office Use Only									
010H#									
Accepted by									
Date									