

## Checklist

- Original signed application, notarized (if applicable)
- Fee (\$30 application fee)
- Driver's license or government-issued photo ID and 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 (12/16)

# Home Occupation Permit



## Application Form

Application Fee  
\$30



## Community Development and Services

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

By signing the application below, I acknowledge that I have read and agree to comply with the following:

- I am the property owner or have obtained permission from the property owner to operate a home-based business at the above-referenced address.
- I certify that the information contained within this application is true and correct, including property ownership.
- The home occupation shall be operated in accordance with the Home Occupation standards in Section 19.5.7.D.5 of the Henderson Municipal Code.
- I understand that any falsification, misrepresentation, or deliberate omission is grounds to revoke the Home Occupation Permit approval pursuant to Section 19.11.6.C of the Henderson Municipal Code.
- I understand and acknowledge that this review shall in no way permit any activity contrary to, or in violation of, the Henderson Municipal Code or any applicable state law.
- In cases where the use is not operated in accordance with the Home Occupation standards, the approval may be revoked pursuant to Section 19.11.6.C of the Henderson Municipal Code.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

For Office Use Only											
001H#											
Accepted by											
Date											