HOME OCCUPATIONS

SECTION 8: HOME OCCUPATIONS AND HOME EXTENDED BUSINESSES

8-1 HOME OCCUPATIONS

8-1-1 Purpose

The purpose of this Section is to provide a means through the establishment of specific standards and procedures by which home occupations may be conducted in residential and agricultural areas without jeopardizing land use harmony and compatibility, and the health, safety, and general welfare of the surrounding neighborhood.

8-1-2 Permit

In addition to general procedures, standards and criteria provided in this Ordinance, home occupations may be allowed in applicable zoning districts provided they are consistent with the performance standards outlined in Section 8-1-3.

8-1-3 Performance Standards

Home occupations shall be allowed if the following standards are met:

1. The business shall be located within the principal structure of the property of the business owner. The business shall not be located in an accessory structure.

2. Not more than twenty-five percent (25%) of the gross floor area of the residence shall be used for the home occupation.

3. No stock-in-trade shall be displayed so as to be visible from any street.

4. No person shall be employed other than a member of the household residing on the premises.

5. Noise levels which constitute a nuisance shall be prohibited as regulated in the Minnesota Pollution Control Agency’s Noise Pollution Control Rules (NPCR).

6. The home occupation shall not generate more than one (1) client/customer vehicles at any one time and all parking shall be provided on-site.

7. The home occupation shall not require alterations to the exterior of the residence or change the residential character.

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8. One business sign shall be permitted, no larger than twelve (12) square feet in area per surface. Signs shall not be constructed to have more than two (2) surfaces and shall not be illuminated.

9. No outside storage shall be permitted.

10. An individual sewage treatment system shall be designed and sized to accommodate both the residential use and the home occupation in accordance with Scott County Individual Sewage Treatment System Ordinance No. 4, as amended. The business shall not increase the need for wastewater treatment or change the type of wastewater being treated and if a use is proposed that does, an interim use permit shall be required prior to commencing the business.

11. The home occupation shall comply with all county, state, and federal regulations.

8-2 HOME EXTENDED BUSINESSES

8-2-1 Purpose

The purpose of this Section is to establish standards for home extended businesses to ensure that these uses are reasonably compatible with their surrounding environment.

8-2-2 Exceptions

The following uses shall not be classified as a home extended business:

1. Property owners who park or store one (1) vehicle used for any business use and one (1) trailer with associated equipment parked on the trailer, either indoors or outdoors, provided that it is not used for transporting hazardous, flammable, or biological materials may be permitted in all zoning districts except for lots less than ten (10) acres in size. The property owner must be the only employee of the business.

   Property owners of lots less than ten (10) acres in size may be permitted to park or store one (1) business associated vehicle not exceeding one (1) ton and one (1) trailer with associated equipment on the trailer with a length not exceeding 40 feet, either indoors or outdoors, provided that it is not used for transporting hazardous, or flammable materials. The property owner must be the only employee of the business. Storage of business associated supplies must be kept indoors.

2. Any on-site outdoor storage of agricultural equipment or vehicles associated with an active farming operation.

8-2-3 Permit

In addition to general procedures, standards and criteria provided in this Ordinance, home extended businesses may be allowed in the applicable zoning district provided consistency with the standards outlined in Sections 8-2-4, 8-2-5, and 8-2-6.

8-2-4 General Performance Standards

The following standards apply to home extended businesses in all applicable zoning districts:
1. The business shall be located on the homestead property of the business owner.

2. There shall be no more than one non-resident employee working on-site.

3. The property on which the home extended business is located shall be at least ten (10) acres in size.

4. All buildings used in conjunction with the home extended business shall meet the requirements of the State Building Code.

5. All on-site production, assembly, sales, and service shall be conducted within a building approved for the extended home business.

6. All equipment and vehicles shall be stored within an enclosed structure. Outdoor storage of equipment, supplies, or products is prohibited.

7. A landscape plan may be required that illustrates screening from adjacent public right-of-way and adjacent residential uses.

8. On-site parking shall be provided.

9. Noise levels which constitute a nuisance shall be prohibited as regulated in the Minnesota Pollution Control Agency's Noise Pollution Control Rules (NPCR).

10. No liquid, gaseous and solid wastes resulting from the use shall be discharged into the soil, water or air until the specific methods and means of discharge have been reviewed and approved by the appropriate county, state, or federal agency.

11. The operator shall provide evidence of a contract for the removal of all solid wastes by a licensed hauler to an approved site.

12. The use shall comply with the Scott County Hazardous Waste Management Ordinance.

13. The use shall comply with Minnesota Statutes if the property is enrolled in the Agricultural Preserve Program.

14. The site access shall be from a hard surface road unless access via a gravel road is approved by the road authority.

15. One business sign shall be permitted, no larger than twelve (12) square feet in area per surface. Signs shall not be constructed to have more than two (2) surfaces and shall not be illuminated.

16. An Individual Sewage Treatment System shall be provided for the home extended business in accordance with the Scott County Individual Sewage Treatment System Ordinance No. 4.

17. The use shall comply with all applicable county, state, and federal regulations.

18. If the site conditions or nature of the activity generates excessive dust, appropriate control measures may be required.
19. The home extended business shall be limited to three (3) business associated vehicles.

20. On-site working hours may be set by the Township in the Interim Use Permit.

21. For parcels less than fifteen (15) acres in size, the accessory structure use for home extended businesses shall not exceed zoning district standards for non-agricultural accessory building floor area.

22. For parcels fifteen (15) acres and larger in size, the size of accessory structure use for home extended businesses can be increased up to six thousand (6,000) square feet provided the following conditions are met:

   a. Accessory structures that exceed zoning district standards must be setback at least one hundred (100) feet from all property lines, in addition to all other applicable setbacks.

23. Additional conditions may be imposed by the Planning Commission and Township Board to ensure that the proposed use is compatible with the surrounding land uses.

8-2-5 Termination and Expiration of Home Extended Businesses or Interim Use Permits

1. Termination. The Township Board may terminate any home extended business interim use permit if the use in question violates any of the standards of this Ordinance, or other conditions placed on the permit by the Township Board.

2. Expiration. Any home extended business interim use permits will expire upon the occurrence of any of the following events:

   a. The date specified in the Interim Use Permit.

   b. Re-subdivision of the property.

   c. Rezoning of the property.

   d. Changes or amendments to the Comprehensive Plan that affect the property on which a home extended business exists.

* The information presented on this sheet is a summary of the uses and performance standards as set forth in the Credit River Zoning Ordinance and is for informational purposes only. Other ordinance provisions may also apply. The official zoning regulations can be found on the Credit River website: [https://creditriver-mn.gov/planning/default.html](https://creditriver-mn.gov/planning/default.html)