



# *City of Cañon City*

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**Community Development Department**  
*Planning & Zoning Division*

## **HOME-BASED BUSINESSES**

Are governed by the Cañon City Municipal Code as follows:

### **17.20.100 Home Occupations.**

Within residentially zoned districts, home occupations shall be allowed as permitted accessory use governed by the following regulations and limitations:

- A. "Home occupation" means an occupation carried on in the dwelling or accessory building by members of the family occupying the dwelling, with no servant, employee or other person being engaged, provided the residential character of the building is maintained and the occupation is conducted in such a manner as not to give an outward appearance nor manifest any characteristic of a business in the ordinary meaning of the term, nor infringe upon the right of neighboring residents to enjoy a peaceful occupancy of their homes.
- B. Home occupations must be clearly secondary to the use of the building, and shall not occupy more than twenty percent of the total floor area of the main building or, if located in an accessory building, shall not occupy more than ten percent of the total lot area.
- C. Home occupations shall be operated entirely from an enclosed structure with no exterior storage of materials, equipment or products.
- D. The only evidence of a home occupation shall be an unlighted sign (maximum two square foot area) installed flat against the wall of the principal or the accessory building, but not on both buildings.
- E. The operation shall not generate objectionable traffic in the area, and off-street parking must be provided to accommodate all needs created by the home occupation.
- F. The operation shall not be objectionable due to odor, dust, smoke, noise, vibration or other similar causes.

#### **Notes:**

- Anyone conducting a business that offers tangible personal products for sale, lease or rent must obtain a City, County & State Sales Tax License. For questions, please contact the Senior Accounting Technician in the Cañon City Finance Department, 719.276.5252.
- Water rates may change for home occupations. For questions regarding water rates, please contact the Cañon City Water Department, 719.269.9033.
- For Zoning questions, please contact the Planning & Zoning Division at 719.269.9011.