



HOME-BASED BUSINESS

Informational Supplement

The City's Unified Development Code regulates Home Based Businesses Under §17.05.140(H) as follows:

H. Home Based Business.

1. Home based businesses shall be clearly secondary to the use of the dwelling and shall not occupy more than twenty percent (20%) of the total floor area of the main building or, if located in an accessory building, shall not occupy more than ten (10) percent of the total lot area.
2. Home based businesses shall be operated entirely from an enclosed structure with no exterior storage or display of materials, equipment, or products.
3. No additional sign area, beyond what is permitted in Section 17.07.020 of this UDC shall be granted to home based businesses.
4. No mechanical equipment shall be utilized except that which is necessarily, customarily, or ordinarily used for household or leisure purposes.
5. No toxic, explosive, flammable, combustible, corrosive, etiologic, licensable or technologically enhanced radioactive materials, or other restricted materials shall be used or stored on the site except those which are necessarily, customarily, or ordinarily used for household or leisure purposes.
6. No alteration of the residential appearance of the premises shall occur, including the creation of a separate entrance for the home-based business.
7. No process shall be used which is hazardous to public health, safety, morals, or welfare.
8. Visitors, customers, or deliveries shall not exceed that normally and reasonably occurring for a residence.
9. The home-based business shall not displace or impede use of required parking spaces.
10. The home-based business shall not be conducted in a manner that constitutes a nuisance or health hazard under any ordinance of the City, or under any statute or case law of the state.

Notes:

- Anyone conducting a business that offers tangible personal products for sale, lease or rent must obtain a valid Sales Tax License as required by the State of Colorado. For questions, please contact 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 about a parcel, please contact the Planning & Zoning Division at 719.269.9011.

Prepared by:

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