

FOR YOUR INFORMATION

CLASS C HOME OCCUPATIONS

A home occupation is a business or professional activity conducted within a residential dwelling by occupants of the residence for the purpose of generating income. By Taylorsville City Code, home occupations are to be operated in such a manner that any citizen, under normal circumstances, would not be aware of its existence other than a small nameplate sign as allowed by City ordinance. The City's standards regulating home occupations are intended to ensure compatibility with the residential character of the neighborhood in which the home occupation is located.

What is a "Class C" Home Occupation?

A Class C Home Occupation is a home based business conducted entirely within a dwelling unit in which clients, customers or patrons of the home occupation visit the location for business purposes, such as a photo studio or hair salon. A Class C Home Occupation is classified in Taylorsville Code as an "Administrative Conditional Use", meaning that a public notice will be sent out to all adjacent properties within 300 feet of the home occupation location. Once the public notice period has been completed a staff report will be created identifying compliance with all applicable rules and regulations as well as summarize public input. The staff report will be reviewed by the Taylorsville Community Development Director prior to issuance. For more information on the Administrative Conditional Use Permit process, please see **Taylorsville Information Form P-6 Administrative Conditional Use Permits**.

Do I Need a Business License?

Yes—if business activities are being conducted within a residence or on a residential premises. Taylorsville City Code 5.54.020 states, "A license is required to operate or to be engaged in the operation of a home occupation". If you are unsure whether you need to be licensed, please contact the Taylorsville Business License Division at (801) 963-5400.

Are There any Exceptions?

Yes – the following activities do not require a business license:

- Garage and yard sales provided the sale is not held for more than 2 consecutive days, is not held more than 2 times a year at the same property, and no consigned goods are offered for sale.
- Temporary social gathering sales that do not exceed 1 day such as Tupperware® parties, book parties, or candle parties not to exceed 4 occurrences per year.

How Much Does a Class C Home Occupation Business License Cost?

New Application: \$80.00 application fee + \$20.00 postage fee
Annual Renewal: \$50.00

How do I Apply for a Class C Home Occupation Business License?

Submit the following information to the City of Taylorsville Business Licensing Division:

- Home Occupation Business License Application (check Class C)
- Unified Fire Authority (UFA) Home Safety Fire Inspection Report (self-inspection of property)
- Payment of applicable application fees (see above)
- Verification of business name registration (if applicable). You must register the business name with the Utah State Department of Commerce (unless you use your own personal name).

Apply in person at:

Utah State Department of Commerce
160 East 300 South
Salt Lake City, Utah 84101
(801) 530-4849 or toll free (877) 526-3994

Apply online at:

<https://corporations.utah.gov/> -or-
<https://secure.utah.gov/osbr-demo/welcome>

- Verification of a current Utah State Sales Tax Number (if applicable). You must have a current State Sales Tax Number if your business engages in retail operations or offers a taxable service:

Apply in person at:

Utah State Tax Commission
210 North 1950 West
Salt Lake City, Utah 84143
(801) 297-2200

Apply online at:

<https://tax.utah.gov/> -or-
<https://secure.utah.gov/osbr-demo/welcome>

- Property owner's approval letter. If you do not own your own residence, you must submit a letter from the property owner or manager granting permission to operate the home occupation. The City cannot issue a business license to anyone without written permission from the property owner or manager.

How Long Does it Take?

Generally, it takes 30 business days to process a Class C Application. Upon approval the City will mail your Business License.

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Will Anyone from the City Inspect my Home Occupation?

Yes – a City Planner will review the exterior of your residence for compliance with applicable zoning and business licensing ordinances. A Code Enforcement Official will also review the property for compliance with all applicable property maintenance standards. Based on the type of home occupation an inspection of the interior of your residence may be requested by a City Planner, Fire Inspector, or City Building Official.

What are the Operational Requirements for a Class C Home Occupation?

- Obtain and maintain a Class C Business License from the City.
- Business related activities shall be clearly incidental to the dwelling or residential use.
- Business related activities shall not produce traffic, light, glare, noise, fumes, odor or vibration that will diminish the residential character of the neighborhood.
- Storage of stock in trade, inventory or commodities shall not occupy more than 500 cubic feet of the area being used for the home occupation and shall not be visible outside of the dwelling unit.
- Signage shall be limited to 1 non-illuminated name plate sign that does not exceed 3 square feet in area.
- Only “bona fide” resident(s) of the dwelling unit may participate in the operation of the home occupation. Employees who are not residents of the dwelling are prohibited.
- Dwelling units and landscape areas shall be well maintained.
- Alterations shall not be made to the dwelling or the yard area that will change its residential character.
- Property address numbers need to be identified and maintained on the home. Address letters must be a minimum of 4 inches or more in height and a contrasting color from the main building.
- Only 1 vehicle may be associated with the home occupation. Said vehicle must be parked on-site in a garage or driveway and may not exceed 10,000 GVW (gross vehicle weight) or have more than 2 axles.
- No clients, customers, or patrons of the home occupation business are allowed to visit the home occupation location for business purposes.
- The yard of the dwelling unit and any detached accessory building(s) shall not be used in conjunction with the home occupation activity.
- Delivery of commodities used in connection with the home occupation shall be provided by parcel or letter carrier service only.
- A minimum of 2 parking spaces comprising at least 360 square feet of paved hard surface area shall be provided for clients, customers, or patrons of the home occupation business in addition to required residential parking. The Community Development Director may waive the additional parking space requirement for home occupations located in planned unit developments, manufactured home parks, condominium developments, and apartment complexes. Required parking for a Class C home occupations shall be located in the dwellings front and/or side yard.
- Required parking for the home occupation shall not detract from the residential character of the property. An appropriate amount of landscaping shall be preserved and maintained.
- Only 1 class C home occupation shall be allowed per dwelling unit. No more than 2 total home occupations are permitted per dwelling unit.
- Hours of operation for Class C Home Occupations will be determined through the Conditional Use Permit process. Hours exceeding 6:00 a.m. to 8:00 p.m. will only be considered with documented need or justification.
- The home occupation business, dwelling, and property must remain compliant with all applicable statutes, ordinances, rules and regulations.
- Home occupations are subject to review upon substantiated complaint. If a complaint is received by the City, the home occupation will be reviewed for compliance with applicable ordinances and conditions of approval.

Are There Any Businesses That Are Prohibited as Home Occupations?

Yes – the following uses are **not allowed** as home occupations:

- Auto, truck, diesel, boat, trailer, or motorcycle repair or services at the residence
- Furniture or cabinet making
- Junk yards, storage or recycling yards
- Medical clinics and laboratories
- Mortuaries or crematoriums
- Sexually oriented businesses
- Short-term rental
- Lawn mower, small engine or motor repair or services
- Auto body or fender work
- Vehicle towing operations
- Vehicle sales or rental exceeding two sales per year
- Welding or iron works
- Major appliance repair (i.e. washers, dryers, refrigerators, etc.)
- Any other use that would produce traffic, light, glare, noise, fumes, odor or vibration that will diminish the residential character of the neighborhood.
- Any use that involves chemicals or hazardous materials in excess of volumes allowed by the International Fire Code in a residential situation.

Questions?:

Please contact the Taylorsville Business License Division at (801) 963-5400 with any questions regarding home occupations or the business licensing process.