



HOME OCCUPATIONS

(FOR ALL RESIDENTIAL DISTRICTS)

(Sedona Land Development Code, Section 915)

The following outlines the typical information for a home occupation. For further information, please contact by writing to the Department of Community Development, 102 Roadrunner Drive, Sedona, Arizona 86336, in person at 104 Roadrunner Drive or by calling 928-282-1154.

- A. A home occupation shall be conducted in a dwelling or accessory building on a property that is also used as a primary residence by the proprietor of the home occupation.
- B. In no way shall the appearance of the structure or premises be altered or the conduct of the occupation within the structure be reasonably recognized as serving a non-residential use (by color, materials, construction, lighting, signs, sounds, vibrations, display of equipment, etc.).
- C. No one other than a resident of the dwelling shall be employed in the conduct of a home occupation. The category "Home Occupations" does not include a family of unrelated persons with disabilities residing in a group home licensed by the State of Arizona, including staff persons, as defined by this Code.
- D. The use shall not generate more pedestrian or vehicular traffic than typical to the district in which it is located.
- E. No indoor or outdoor storage of materials and/or supplies, including vehicles or equipment used in the occupation, shall be permitted which will be hazardous to surrounding neighbors or detrimental to the residential character of the neighborhood.
- F. The total useable floor space area dedicated to home occupation uses in any primary dwelling or accessory structure shall not exceed twenty-five percent (25%) of the gross floor area on the site.
- G. There shall be no use of utilities or community facilities beyond that typical to the use of the property for residential purposes.
- H. A home occupation shall not create any radio, television, computer or power line interference or noise audible beyond the boundaries of the site.
- I. No smoke, odor, liquid or solid waste shall be emitted.
- J. The conduct of the home occupation shall not interfere with the maintenance of the required off-street parking spaces on the property.
- K. There shall be no rental of residential space for commercial uses by others.