



The following outlines the general requirements for the operation of Home Occupations within Sedona. For further information or inquiries please contact the Community Development Department at 928-282-1154.

***Sedona Land Development Code, Section 3.4.D(4) Home Occupation***

**a. Use of Residential Space**

1. 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.
2. There shall be no rental of residential space for commercial uses by others.

**b. Size and Design**

1. The total usable floor space area dedicated to home occupation uses in any principal dwelling or accessory structure shall not exceed 25 percent of the gross floor area on the site.
2. 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 nonresidential use (by color, materials, construction, lighting, signs, sounds, vibrations, display of equipment, and the like).

**c. Operations**

1. No one other than a resident of the dwelling shall be employed in the use or activities of a home occupation.
2. No indoor or outdoor storage of materials and/or supplies, including vehicles or equipment used in the occupation, shall be permitted that will be hazardous to surrounding neighbors or detrimental to the residential character of the neighborhood.
3. No smoke, odor, liquid or solid waste shall be emitted.
4. A home occupation shall not create any radio, television, computer, or power line interference or noise audible beyond the boundaries of the site.
5. The use shall not generate more pedestrian or vehicular traffic than would be typical to the zoning district in which it is located. All parking associated with the home occupation shall be on the property or within the property frontage. No person shall, as part of a home occupation activity, park, or cause or allow to be parked, a motor vehicle that is visible from a street or adjacent property unless such vehicle is parked upon a driveway on the property that is surfaced with asphaltic concrete, pavement bricks, cement concrete, or a material that is paved, compacted, or chemically stabilized to prevent fugitive particulate matter; provided, however, parking on grass or turf areas shall not be allowed in any circumstance.
6. The uses and activities associated with the home occupation shall not interfere with the maintenance of the required off-street parking spaces on the property.
7. There shall be no use of utilities or community facilities beyond that typical to the use of the property for residential purposes.
8. A business license from the City shall be obtained, as per Chapter 5.05 of the City Code.

9. Hours of operation shall be limited to no earlier than 7 am and no later than 10 pm for any activity which is visible or audible off the property.