

**CHAPTER 20****HOME OCCUPATIONS***(Amended 05/22/18)*

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**Section 20.010. Purpose.** *(Amended 03/28/00; 01/08/13; 04/11/17)*

It is the intent of Lehi City to encourage business activities in appropriate commercial districts. Business activities may be conducted within a residence on a limited basis provided that the proposed activity complies with the standards and provisions of this Chapter. All home occupations shall be secondary and incidental to the residential use of the structure. Home occupations are a temporary privilege that can be revoked at any time if disruption of the residential neighborhood occurs, or if the applicant fails to comply with any condition of approval.

**Section 20.020. Requirements of Approval.***(Amended 03/28/00; 8/10/04; 12/08/09; 01/08/13; 03/11/14; 04/11/17; 08/29/17; 12/08/20; 05/14/24)*

To protect the character of residential neighborhoods in the City, a Home Occupation Permit shall be obtained prior to use of a residential dwelling or accessory building for a business. An application for a Home Occupation Permit may be approved provided:

- A. the applicant resides in the residence for which the permit is being sought;
- B. no alteration to the exterior of the residence is made and the residence maintains the general character and appearance of a residential dwelling;
- C. the home occupation occupies no more than 25% of the total finished, livable floor area of the dwelling;
- D. the home occupation is carried out within the home, garage, accessory building, or other space of a residential property but is not observable by the general public from the street in front of the residence, and the business activities do not create a nuisance for adjacent properties or disrupt the normal residential

character of the neighborhood in which the residence is located;

- E. any space that is used for the business in a garage or accessory building is counted toward the maximum allowed square footage for the home occupation;
- F. garage doors remain closed while business is conducted therein;
- G. required off-street parking for both the primary residence, any permitted ADU or STR, and home occupation is maintained as per Table 37.080, Section 12.230.G, Section 26.030.C, and Section 20.040.B of this Code;
- H. a home occupation located in a garage or accessory building complies with all applicable building and fire codes, which may require approval for business activities by the Building Official and fire marshal;
- I. if the home occupation involves raising, keeping, caring, or selling of animals, an inspection by the Animal Control Officer shall occur prior to issuance of a business license;
- J. a certificate of occupancy is first issued for the residence;
- K. the applicant obtains a Lehi City Business License for the home occupation on an annual basis;
- L. there are no signs or product displays;
- M. no more than one home occupation is approved per residence unless the applicant can demonstrate the additional home occupations will not impact the residential nature of the area;
- N. there is no storage or parking of tractor trailers, semi-trucks, or other heavy equipment on the premises or on the streets in the vicinity of the premises of the home occupation, except that not more than one truck of one-ton capacity or less may be parked at the premises during off hours;
- O. to ensure the home occupation, once authorized, does not become a nuisance to the neighbors, the Zoning Administrator may impose operating conditions initially and also subsequently to protect the public health, safety, peace, and welfare of the residents of the surrounding residential area;
- P. the home occupation is clearly incidental and secondary to the residential use of the dwelling and

does not change the character of the building from common residential uses;

Q. activities in connection with the home occupation are not in conflict with the objectives and characteristics of the district in which the home occupation is located; and

R. if the applicant for a home occupation is not the legal owner of the residence, the applicant presents written permission from the legal owner of the residence to conduct the activities proposed.

S. The facility must also comply with any applicable IFC and IBC Codes.

### Section 20.030. Employees.

(Amended 03/28/00; 01/08/13)

A. Residents of the dwelling for which a home occupation has been approved may be employed by the home occupation.

B. Recognizing that for some home occupations additional employees are necessary or practical, the City may allow one employee not residing in the premises to work at the location of a home occupation during daytime business hours. Off-street parking shall be required for all on-premises employees of an approved home occupation.

C. Off-premise employees shall not be allowed to frequent the premise of a home occupation.

### Section 20.040. Patrons. (Amended 07/18/02; 8/10/04; 01/08/13; 03/11/14; 04/11/17; 06/14/22; 02/14/24; 05/14/24, 10/08/24; 01/27/26)

A. The number of patrons permitted at a home occupation shall be based on the amount of off-street parking the residence can provide (excluding the required parking for the residence) plus the amount of on-street parking immediately along the residence's frontage, with the exception of child daycare, child in-home instruction, and swimming lessons. In no case shall there be more than six parking spaces occupied at one time related to the home occupation.

B. There shall be no more than four classes or sessions per day.

C. If the home occupation involves training or grooming of Category 4 animals (see Table 12.260) and does not have a kennel permit, the maximum number of client's animals that may be kept at the home at a given time shall not exceed three.

1. Any home occupation involving the boarding or caring (i.e., daycare) of Category 4 animals (see Table 12.260) shall require a kennel permit.

2. No overnight keeping of client's animals shall be allowed.

D. Off-street parking is required for all patrons of an approved home occupation.

E. In the case of child in-home instruction, including preschools, dance, music, art instruction, and athletic instruction, there shall not be more than 12 persons at one time nor more than two classes or sessions per day. A drop-off circulation plan shall be provided. The facility must also comply with any applicable IFC and IBC Codes.

F. In the case of home-based microschoools (as allowed by Utah State Code Section 10-9a-305) there shall not be more than 16 students at one time. All requirements of the Utah State Code for microschoools must also be met including the facility space requirements per student. A drop-off circulation plan shall be provided. The facility must also comply with any applicable IFC and IBC Codes.

G. In the case of child or adult daycare, the total number of persons that may be allowed in attendance at one time shall be limited to 12. A drop-off circulation plan shall be provided. In order to maintain the validity of a Lehi City business license for any child or adult day care, the applicant shall obtain and keep valid a Utah Department of Health certificate, and an annual fire life safety inspection. Any child or adult day care home occupation shall also strictly comply with all other requirements set forth in Utah Admin. Code § R501-1, *et seq.*

H. In the case of swimming lessons, the following provisions shall apply:

1. the total number of patrons that may be allowed in attendance at one time shall be limited to six.

2. there shall be no more than four classes or sessions per day.

3. the license holder and any other instructors shall have and maintain current certifications issued by the American Red Cross in each of: 1) cardio-pulmonary resuscitation; 2) first aid; and 3) swim coaches safety training or water safety instruction.

4. the pool facility shall meet all State requirements for pool cleanliness, microbes, sanitation, chemicals, lifesaving apparatus, periodic sampling of water, and water purification treatment.

5. the pool design must be an in-ground built-in pool. Temporary, portable, or above ground pools shall not be used.

6. all instructors are required to have YMCA accreditation or other nationally approved accreditation standards for swim instruction.

I. For child day care and child in-home instruction and swimming lessons, the backyard of the home is required to be fully fenced and all gates shall have self-closing latches.

J. For any business expecting patrons, the applicant must pass a fire and safety inspection prior to the issuance of a business license.

#### **Section 20.050. Mobile Home Occupations.**

*(New 06/09/20)*

A. Mobile Home Occupation shall be defined as a personal service or pet grooming facility business that operates out of a mobile unit.

B. A Home Occupation Permit may be issued for a Mobile Home Occupation if the use meets the definition of personal services or pet grooming facility in this Code and all other requirements listed in this Chapter.

C. The business license for a Mobile Home Occupation shall have a residential address in Lehi City for the home office.

D. No services shall be provided while the mobile unit is in motion.

E. The mobile unit shall be self-contained and self-supporting. The unit shall not connect into any city utilities or dispose of waste in city storm drain or sanitary sewer.

F. The mobile unit shall have fresh water for each business day. Should the fresh water run out during a business day, the business shall discontinue operations until the fresh water holding tank has been re-filled.

G. All furniture shall be anchored to the mobile unit and chemicals shall be stored in cabinets with safety catches.

H. No part of the mobile unit shall be used for living or sleeping quarters.

I. Mobile Home Occupation operators and vendors shall comply with the Lehi City Municipal Code Title 5, Chapter 3, Noise Control.

J. Mobile Home Occupations shall, at all times comply with all applicable laws to this type of service and all county health department regulations.

K. Parking of the mobile unit shall comply to the following:

1. Mobile Home Occupations shall not be parked in a manner that impedes vehicular or pedestrian traffic flow or public safety. A minimum clearance of 15 feet shall be kept between the Mobile Home Occupation and any fire hydrant, utility box, ADA accessibility ramp, or building entrance.

2. A Mobile Home Occupation shall not park on any landscaped parking strip.

3. Mobile Home Occupations shall not be operated on public streets where the speed limit exceeds 35 miles per hour, or at any locations that are otherwise deemed hazardous by Lehi City, unless the roadway or location has been closed to vehicular traffic for a public event.

4. Mobile Home Occupations shall be parked lawfully on public right-of-way. Mobile Home Occupations shall be parked so that neither the vehicle or customers interfere with public access to adjacent parking stalls, driveways, or entrances of existing buildings or uses.

5. Each Mobile Home Occupations operator shall ensure that its use of the right-of-way, including the sidewalk, does not interfere with or limit sidewalk users' passage.

6. All Mobile Home Occupations shall be removed from the public right-of-way at the close of each business day, Mobile Home Occupations shall park off-street during non-business hours. Parking of the Mobile Home Occupation can occur in a driveway as allowed by the CC&R's of the subdivision. No services shall be provided while the mobile unit is parked in the driveway.

#### **Section 20.060. Prohibited Home Occupations.** *(New 12/08/09; Amended 01/08/13; 08/29/17; 10/13/20; 06/14/22; 05/14/24)*

For the purpose of protecting residential character, the following types of businesses and those of a similar nature are prohibited as home occupations when per-

formed on premise and not as a home office:

- A. body art facilities;
- B. clinics, hospitals, and related medical and dental facilities, excluding outpatient counseling and therapy services;
- C. cosmetic facilities that require biohazard disposal including, but not limited to, micro-blading, derma fillers, Botox injections, and neuromodulators;
- D. animal and veterinary clinics, kennels, or other facilities which entail the raising, or keeping of dogs, cats or other animals in excess of what is permitted by Table 12.070 of this Code;
- E. restaurants, but not including food preparation;
- F. automobile, truck, or recreational vehicle related businesses, including repair services, wholesale or retail sales, painting and auto body repair;
- G. construction or landscape maintenance businesses that require equipment, materials, or vehicles to be stored at the home;
- H. ambulance services;
- I. retail sales businesses, excluding internet sales;
- J. sexually oriented businesses; and
- K. engine or appliance repair services.

**Section 20.070 Appeals.** *(Amended 01/08/13; 12/13/16)*

If an applicant for a Home Occupation Permit is either denied a permit or desires to appeal any condition of approval placed on the application by the Zoning Administrator, the applicant may present an appeal to the Hearing Examiner within ten days of the decision, as per Section 03.040. The applicant shall notify the Zoning Administrator, in writing, of the appeal. The Zoning Administrator will schedule an appeal hearing with the Hearing Examiner and provide at least 14 days' public notice consistent with the notification procedures of Section 03.080. At the hearing, the Hearing Examiner may hear from the Zoning Administrator, staff, applicant, public and other interested parties prior to making a decision on the appeal. Following the hearing, the Hearing Examiner may approve, approve with conditions, or deny the appeal.

**Section 20.080. Noncompliance and Revocation.**

Any Home Occupation Permit shall be revoked by the Zoning Administrator upon violation of any of the requirements of this Chapter, or upon failure to comply with any condition of the permit, unless the violation is corrected within ten days of receipt of written notice of the violation. A permit may be revoked for repeated violations of the requirements of this Chapter, notwithstanding compliance to the violation notice.

**Section 20.090. Business License Required.**

*(New 12/08/09)*

A Home Occupation Permit is not a business license.

Granting of the permit shall not relieve the permittee of any other license requirement of the City or of any other public agency, including the requirement to obtain a business license.