



601 Caroline Street, Suite 400
Fredericksburg, Virginia 22401
540-372-1179
planning@fredericksburgva.gov

HOME OCCUPATION PERMIT

Application fee is \$50.

Applicant Name: _____ Applicant Email: _____

Address of Home Occupation: _____ Applicant Phone: _____

Name of Property Owner (if different from applicant): _____

Property Owner Email: _____ Property Owner Phone: _____

Property Owner Mailing Address: _____

Description of Home Occupation (be specific): _____

As owner(s) of the above property, I hereby authorize the use of said premises for operation of the Home Occupation as described above.

Property Owner/Agent Sign and Print Your Name

Date

Applicant Certification

I, _____, hereby apply for approval to conduct the Home Occupation identified above and certify that this address is my legal residence. I have read, understand, and will abide by the conditions and restrictions on Home Occupations. This approval is based solely on the information provided herein. If such information should be proven inaccurate at a later date, approval will be reconsidered.

APPLICATION CAN BE EMAILED TO PLANNING@FREDERICKSBURGVA.GOV

If approved, this permit shall be valid until such time that the applicant ceases operation or no long resides on the premises. No permit shall be assigned or transferred to another person. The Zoning Administrator shall have the authority to revoke any Home Occupation Permit upon thirty (30) days prior written notice to the applicant that the Home Occupation on the premises is being conducted in violation of the provisions of Section 72-42.6.D and upon the applicant's failure to correct such violation within said thirty (30) day period. Revocation of such permit shall not preclude or limit the Zoning Officer from seeking other remedies for zoning violations available under this Chapter.

FOR OFFICE USE ONLY

APPROVED DENIED

Comments: _____

Zoning Administrator: _____ Date: _____

Home Occupations shall be permitted in any dwelling unit, subject to the approval of the Zoning Administrator and the following:

1. Permitted home occupations shall include, but not be limited to, the following:
 - a. Offices.
 - b. Electronic and offsite retail.
 - c. Personal services such as physical therapy by licensed individuals.
 - d. Pet grooming.
 - e. Artists and sculptors.
 - f. Authors and composers.
 - g. Tailors, dressmakers and seamstresses.
 - h. Home crafts, such as model making, rug weaving, lapidary work, and ceramics.
 - i. Schools of special education, e.g., music, art.
2. Home occupations shall not include the following:
 - a. Antique shops.
 - b. Barbershops and beauty parlors.
 - c. Nursing or convalescent homes.
 - d. Massage parlors and similar establishments.
 - e. Eating establishments.
 - f. Gift shops.
 - g. Repair services and personal service establishments, except as otherwise permitted by this Ordinance.
 - h. Riding and boarding stables or kennels.
 - i. Veterinary hospitals.
 - j. Private clubs.
 - k. Nursery schools and day care centers.
 - l. Clinics and hospitals.
 - m. Auto, small engine, and similar repair shops.
 - n. Dentists or physician offices.
 - o. Any licensed or unlicensed practitioner who performs invasive procedures (acupuncture, tattooing, body piercing, etc.)
 - p. Bars and social clubs.
 - q. Any other business that is clearly inappropriate or out of character for a residential area such that its location constitutes an adverse impact on neighboring residential properties.
3. Home occupations shall be subject to all use limitations applicable in the zoning district in which they are located. In addition, all home occupations shall be subject to the following use limitations:
 - a. The use of the dwelling unit for a home occupation must be an accessory use.
 - b. The home occupation must be conducted within the dwelling unit.
 - c. The home occupation must be conducted by persons whose principal residence is on the premises.
 - d. No more than one employee who is not a resident of the premises, paid or unpaid, shall be involved in the home occupation.
 - e. There shall be no evidence on the exterior of the premises or visible from the exterior of the premises that the property is used for any purpose other than a dwelling.
 - f. No signs shall be permitted.
 - g. No outside storage, display, or sale of merchandise, equipment or materials shall be permitted.
 - h. No audible noise, detectable vibration or odor shall extend beyond the confines of the premises, including vertical or horizontal party walls.
 - i. Classes for students or meetings with clients or customers, including delivery of materials incidental to such activities, shall not exceed five persons per day or more than three persons at any one time; provided, however, that occasional special events associated with such activities, such as graduations or recitals, may be permitted by the Zoning Administrator.
 - j. No more than 25 percent of the floor area of the dwelling unit, excluding attached garages, shall be used to conduct the home occupation.
 - k. No more than 20 square feet of the total floor area of the principal dwelling shall be used for storage of stock in trade. The storage of hazardous materials shall be prohibited.
 - l. No parking spaces shall be added on the premises for customers, clients, or students of the home occupation. No motor vehicle used by such persons shall be parked at any place on the premises except as shown on the home occupation application filed in accordance with this division.
 - m. No electrical or mechanical equipment shall be employed other than machinery or equipment customarily used in the home and associated with a hobby or avocation.