



ESTES PARK
COLORADO

Estes Valley Home Occupations



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OVERVIEW

This handout is a summary of home occupation regulations contained in the Estes Valley Development Code (EVDC).

Home occupations are allowed in all residential zoning districts as an accessory use. Home occupations are regulated to ensure the business does not negatively impact the neighborhood.

WHAT IS A HOME OCCUPATION?

A home occupation is a business, profession, occupation or trade that is conducted for gain as an accessory use within a dwelling unit or an accessory building by a resident of the dwelling unit.

Home occupations must be clearly incidental and customarily found in connection with the principal use.

Common home occupations include family home day care, music lessons, massage therapy, building contractor's office and accounting offices.

Prohibited home occupations include vehicle or equipment sales, rentals or repairs, or any business that include storage of hazardous materials.

Home occupations that will create noise, dust, fumes, odors, smoke, glare, vibration, electrical hazards, fire hazards or other nuisance greater than normally found in residential neighborhoods are

prohibited. Examples include wood processing and smokehouses.

DO I NEED A BUSINESS LICENSE?

If you plan on doing business within the Town of Estes Park, even if you live outside town limits, you will need to obtain a business license. Contact the Town Clerk's Office at 970-577-3703 with questions.

HOW MANY EMPLOYEES CAN I HAVE?

None. No one other than a resident of the dwelling can be employed on-site, report to work at the site, or pick up supplies or products on site.

HOW BIG CAN MY BUSINESS BE?

A home occupation cannot exceed 20% of the principal building floor area, excluding garage space.

CAN I HAVE A BUILDING DETACHED FROM MY MAIN HOUSE?

Home occupations must be integrated within the principal building and must be conducted entirely within a portion of a building.

On lots bigger than one and a half acres, home occupations may be detached from the principal building.

Garages and off street parking cannot be used for commercial purposes. This means that detached buildings containing home occupations cannot have a garage door.

CAN I ADVERTISE OR PUT UP A SIGN?

There shall be no advertising of the address of the home occupation that results in attracting persons to the premises; personal and professional services are allowed on an appointment-only basis.

No change in the exterior appearance of the dwelling is allowed, except that one wall-mounted identification sign no larger than four square feet is allowed.

WHAT RESTRICTIONS ARE THERE?

No outdoor storage of materials or equipment in conjunction with the home occupation is allowed.

Home occupations are subject to performance standards included in Section 7.10 of the EVDC, such as noise and hours of operation.

There shall be no electrical or mechanical equipment not normally found in a residential structure. For example, no kilns exceeding ten cubic feet in size are allowed.

No home-occupation may include a sales room open to the general public, and no articles shall be exhibited, offered for sale or sold on the premises except by prior appointment, and there shall be no stock in-trade other than products fabricated by artists and artisans.

A home occupation cannot create traffic significantly in excess of the normal amount associated with residential uses in the district (i.e. ten vehicle trips per day). This means five business related visits per day.

Not more than one truck with a maximum capacity of one ton incidental

to a home occupation shall be kept on the site.

The number of parking spaces available to a dwelling unit housing a home occupation cannot be reduced to less than two.

DO I NEED APPROVAL FROM MY HOMEOWNERS ASSOCIATIONS?

For home occupations on lots with shared private water systems, written approval of the water association shall be required for home occupations that will increase the demand on the water system.

For home occupations accessed via roads that are managed by a private road association, written approval of the association shall be obtained to permit customer trips generated by the home occupation.

FAMILY HOME DAY CARE

Family home day care operations may have employees report to work, are not subject to the size/area limitations listed above, and may have outdoor play areas, provided all loose play items, such as toys and games, are stored inside at the close of business each day.

Note: This information was summarized from Estes Valley Development Code Section 5.2.B.2.d *Home Occupations*. These regulations can be viewed online at www.estesnet.com/comdev/devcode/