

**City of Sanford**  
**HOME BASED BUSINESSES**

**SECTION 3.0 HOME OCCUPATIONS**

All home occupation activities shall be subject to the following regulations:

- A.** There shall be no display of goods, commodities, merchandise visible from the street.
- B.** There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of the home occupation.
- C.** No home occupation shall increase the average daily automobile trips generated by the residence in which the home occupation is located.
- D.** No home occupation shall occupy a space within the dwelling unit of more than twenty-five percent (25%) of the first floor area of the residence or more than five hundred (500) square feet, whichever is less, exclusive of the area of any open porch or attached garage or similar space not suited or intended for occupancy as living quarters. No rooms which have been constructed as an addition to the residence, nor any attached garage or porch which has been converted into living quarters, shall be considered as floor area until two (2) years after the E-6 date of the completion thereof, as shown by the records in the office of the Administrative Official.
- E.** Home occupations may also be conducted within one (1) accessory building located on the premises or a permitted one-family dwelling provided such accessory building complies with all setback requirements and does not exceed twenty-five feet (25') in height. In addition, no home occupation conducted within an accessory building shall be permitted to occupy an area which would be in excess of twenty-five percent (25%) of the first floor area of the residence located on the premises. The permissible area to be occupied by a home occupation located within an accessory building shall be computed in the same manner as for a home occupation located in a residence. No more than one (1) home occupation shall be conducted on the premises.
- F.** Only members of the immediate family living in the residence shall be permitted to work at the home occupation.
- G.** No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the premises. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises.
- H.** All applications for home occupations shall be on the form provided by the Administrative Official. The information required includes, but is not limited to, the following:
  - 1. Name of applicant.
  - 2. Location of residence where home occupation, if approved, will be conducted.
  - 3. Total floor area of the first floor of the residence.
  - 4. Area of the room or rooms to be utilized in the conduct of the home occupation.
  - 5. A sketch showing the floor plan and the area to be utilized for the conduct of the home occupation.

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6. The nature of the home occupation sought to be approved.

7. If the applicant is not the owner of the premises, the property owner and/or agent must provide notarized written approval for the home occupation.

The Administrative Official shall then issue a permit for such home occupation, based on compliance with the provisions of this Subsection.

I. Any resident of the City of Sanford shall have the right to object to the issuance of a home occupation permit and shall have the right to request a hearing before the City Commission. The City Commission shall have the power to revoke any home occupation permit if, after public hearing with due public notice, the City Commission finds the home occupation being conducted to be a nuisance or in non-conformity with this Section. E-7

Ordinance No. 4434

02/26/18