



HOME OCCUPATION INFORMATION

Home Occupations are subject to all of the requirements of the Unified Development Code and the Code of the Town of Payson including, but not limited to, all adopted fire and or construction codes. Level One and Level Two home occupations will be reviewed administratively based upon conformance to the following provisions. All Level Three home occupation applicants shall arrange a pre-application conference with the Zoning Division prior to submitting a Business License Application.

Licensing - All Home Occupations are subject to the provisions of Chapter 110 (Business Licensing) of the Code of the Town of Payson. (www.paysonaz.gov)

Inspections - Representatives of the Community Development and Fire Departments may inspect any Home Occupation to verify compliance with provisions of this Section, stipulations of any Conditional Use Permit issued pursuant to this Section, and compliance with all other Town Codes including, but not limited to the adopted fire and building codes. Unless a potential hazard involving life and or safety is involved, all such inspections shall occur between the hours of 8:00 a.m. and 5:00 p.m. and upon 24 hours' notice.

Approvals - Prior to operating a Home Occupation, the owner or operator of such Home Occupation shall submit a written description of the Home Occupation and certify that the Home Occupation will comply with the provisions herein.

* Note: The Town of Payson does not enforce covenants, conditions and restrictions (CC&R's). Nothing in this Section restricts, amends or changes any covenants, conditions and restrictions.

Prohibited Home Occupations - The following uses shall be prohibited as Home Occupations:

- A. Motor vehicle repair services
- B. Kennels
- C. Restaurants, clubs and drinking establishments
- D. Undertaking and funeral parlors
- E. Adult uses, including but not limited to entertainment establishment & theaters
- F. Storage of firewood for sale
- G. Taxi services; transit, express mail or package carriers
- H. Stables and pet grooming services

Noise

(1) Between 8:00 a.m. and 5:00 p.m. no noise that exceeds the greater of 60 dba or the ambient noise level outside the residence is permitted. (2) Between 5:00 p.m. and 8:00 a.m., no noise that is discernable outside the residence is permitted. (3) Noise generated by passenger vehicles is exempt from the provisions of this Subsection.

Equipment

Equipment not typically associated with residential uses that is used in the Home Occupation shall not (1) Create vibrations, heat, glare, dust, odors, or smoke discernable at the property lines; (2) Create electrical or magnetic interference off the premises of the dwelling unit; or (3) Consume utility quantities that negatively impact the delivery of those utilities to surrounding properties.



LEVEL ONE - MINOR HOME OCCUPATIONS

A Level One - Minor Home Occupation is a Home Occupation conducted entirely within a residence, is clearly incidental to the use of the structure as a residence, and commensurate with quiet family living. Level One occupations are allowed in any single family residence, apartment, condominium, guest house, guest quarters or accessory dwelling unit located in any zoning district.

Employees

No employees other than immediate family members residing at the residence are permitted unless authorized by a Conditional Use Permit. Under a Conditional Use Permit, no more than one non-resident employee may be allowed.

Accessory Space, Storage, and Outside Uses/Displays

(1) Accessory Space may be used only for storage, (2) Outside storage and/or uses are prohibited (3) No product, merchandise or goods may be displayed in a manner so that it is visible from outside the residence.

Vehicles, Traffic, Parking, and Access

(1) Total vehicle trips shall not exceed 2 per day, (2) Vehicles associated with the Home Occupation and parked on site shall: a) not exceed two at any time, including employee and client vehicles; b) not be larger than one ton type vehicles; and c) be in a number and of a type typically associated with a residential use. (3) Vehicles related to the Home Occupation shall not be stored, parked, or repaired on the public right of way and delivery vehicles other than passenger vehicles, mail carriers, and express carriers (such as United Parcel Service, and Federal Express) are prohibited.

LEVEL TWO - INTERMEDIATE HOME OCCUPATIONS

A Level Two - Intermediate Home Occupation is a home occupation conducted predominantly within a single family residential unit located in a transitional area between commercial uses and quiet single family living, that is incidental to the use of the structure as a residence, has limited parking and vehicular traffic, and retains its residential character. Level Two home occupations are allowed in any single family detached residence located in a R2 or R3 zoning district, or any single family detached residence located in a R1 zoning district that fronts and takes access from an arterial roadway, or any single family detached residence located on a parcel that is either one acre or more in size, or exceeds the zoning district minimum lot size by 100%. Level Two - Intermediate Home Occupations are prohibited in town houses, apartments, condominiums, guest houses, guest quarters, or accessory dwelling units.

Employees

Up to three employees are permitted.

Accessory Space, Storage, and Outside Uses/Displays

(1) Use of up to 500 square feet of accessory space is permitted. (2) Outside storage and/or uses are prohibited. (3) No product, merchandise, or goods may be displayed in a manner so that they are visible from outside the residence.

Vehicles, Traffic, Parking, and Access

(1) Total vehicle trips shall not exceed 20 per day. (2) Vehicles associated with the home occupation and parked on site shall: a) not exceed four at any time, including employee and client vehicles; b) not be larger than one ton type vehicles; and c) be in a number and of a type typically associated with a residential use. (3) Employee and client parking shall be in defined areas and such areas shall be accessible, (4) designed, and surfaced for parking. (5) Vehicles related to the home occupation shall not be stored, parked, or repaired on the public right of way. (6) All vehicular traffic shall access via a public or private roadway.

LEVEL THREE- MAJOR HOME OCCUPATION

A Level Three- Major Home Occupation is a home occupation conducted predominantly within a single family residential unit located in a commercial area that could accommodate a limited number of employees and vehicle traffic, and such use does not detract from any adjoining residential uses. Level Three can be obtained only through the issuance of a conditional use permit. See Community Development Staff for more information and application.