

## 5.4 Home Based Businesses, Rural

- 5.4.1 All **rural home based businesses** shall be **secondary uses** and must comply with the following:
- a **rural home based business** shall only be conducted within a primary **building** or one **secondary building** or **structure**.
  - no **outdoor storage** or operation of the **rural home based business** shall be permitted;
  - no variation from the residential character and appearance of land, **buildings** or **structures** shall be permitted and no external structural change to any primary **building** or **structure** for the purpose of accommodating a **rural home based business** shall be permitted;
  - no **nuisance** shall be produced by the **rural home based business** and, at all times, the privacy and enjoyment of **adjacent dwellings** shall be preserved and the **rural home based business** shall not adversely affect the amenities of the neighbourhood; and,
  - the **rural home based business** shall not generate more than three clients to the **site** from which the **business** is being operated at any given time; and
  - this **use** does not include the repair or painting of **vehicles**, trailers or boats; cabinet making; welding or machine shops; care centres; or cutting and wrapping of meat, including wild game.
- 5.4.2 No more than two persons, other than residents of the primary residence, shall be engaged in the **rural home based business**.
- 5.4.3 The **rural home based business** shall not occupy more than 25% of the floor area of the **dwelling** unit or **secondary building** or **structure**, and in no case shall the combined area of the residence used for the **business** and a **secondary building** or **structure** used for the **business** exceed 100m<sup>2</sup>.
- 5.4.4 The display and retail sales of goods not produced on the **premises** shall not be permitted in a **rural home based business**, with the exception of
- products that are associated with the goods produced on the site,
  - agricultural products only in the A1, A2 and A3 Agricultural zones,
  - mail order sales,
  - telephone sales,
  - goods where the customer does not enter the **premises** to inspect or pick up the goods, and
  - products incidental to the service provided,
- subject to Section 5.4.7.
- 5.4.5 A **rural home based businesses** shall not occupy a required **parking space**.
- 5.4.6 A **rural home based business** sign is permitted according to the provisions of the *City of Vernon Sign Bylaw No. 4489*, as amended.
- 5.4.7 The following **uses** are prohibited as **home based businesses**: automotive repair, welding, **care centres**, cutting & wrapping of meat, including wild game, escort services, and gun shops.

**I hereby make application for a business licence as a Home Occupation (Rural) in accordance with the regulations as above stated. I undertake that if I am granted the licence applied for, I will comply with each and every obligation relating to Home Occupation (Rural).**

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**Signature of Applicant**

**Date**