

***COEUR D'ALENE TRIBAL  
HOUSING AUTHORITY***

**HOME BUSINESS POLICY**

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**PURPOSE:** To establish parameters for approving a home business so as to prevent the operation of home businesses which would infringe upon the rights of neighboring residents to enjoy a peaceful occupancy of their homes.

**SCOPE:** Applies to the CDTHA MANAGED UNITS

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**POLICY:** A resident must request CDTHA permission to operate a small business in the unit.

A Home business which requires use of the premises outside the interior of the home will not be permitted.

A home business that will increase the insurance rate or risk of the Property will not be permitted.

An applicant must be in good standing with all the obligations of the residential use of the home.

### **1.01 Definitions**

- A. A home occupation is an activity, profession, or craft carried on entirely within a residence by the occupants; which activity is clearly incidental to the use of said residence as a dwelling and does not change the residential character of it; is conducted in such a manner as to not give any outward appearance of a business in the ordinary meaning of the term; so located and conducted that the average neighbor, under normal circumstances, would not be aware of its existence other than for a nameplate, as permitted; and which does not infringe upon the rights of neighboring residents to enjoy peaceful occupancy of their homes.

The home occupation is carried on with no more than one employee other than members of the family. The occupation must be incidental to the residential use and no more than 25 percent of the gross floor area of the home used. No exterior display by the business is allowed or any use which will disturb the neighborhood. Off-street parking must be provided and delivery of materials by commercial vehicles is prohibited.

### **1.02 Application**

See Exhibit "A".

### **1.03 Review Process**

Housing Manager will review the request to operate a business and make a recommendation to the Executive Director who will render a decision.

#### **1.04 Denials**

An appeal of a denial may be made in writing to the Housing Board.

#### **1.05 Applicability of Approval**

Home business requests are approved only for the applicant and shall not be transferable to a subsequent owner or occupant of the home.

#### **1.06 Permitted Home Occupations**

Authorized home occupations include, but are not limited to the following and are permitted in any dwelling unit, subject to the following provisions:

- Artists, authors, sculptors;
- Barber and beauty shops;
- Dressmakers, seamstresses, and tailors;
- Family and day care home;
- Home crafts, and instruction in arts and crafts;
- Lawyers, architects, engineers, Realtors, insurance agents, brokers, accountants, consultants, and members of similar professions
- Music or dancing teachers;
- Photographers;
- Repair of household appliances, radios, television sets, and similar electronic devices;
- Telemarketing/Internet marketing

#### **1.07 Home Occupations Not Permitted**

The following uses, by the nature of the investment or operation, have a pronounced tendency, once started, to rapidly increase beyond the limits permitted for home occupation and thereby impair the use and value of a residentially zoned area for residential purposes. Therefore, the uses specified below shall not be permitted as home occupations:

- Any business that uses combustible, flammable, noxious materials;
- Any business uses that generate traffic
- Auto repair, minor or major;
- Cabinet shop;
- Gift shop or antique shop;
- Painting of vehicles, trailers or boats;
- Retail Photo developing;
- Wood lots and on premises firewood sales, fireworks stand;

- Repair of any internal combustion engines;
- Construction and timber business in which equipment is stored or repaired on site.

Other uses not included in the above list will be examined on a case-by-case basis.

### **1.08 Use Limitations**

An occupation which does not comply with the following criteria shall not be deemed a “home occupation”.

- Not more than one person other than members of a family residing on the premises, shall be engaged in such occupation on the premises;
- The portion of the dwelling unit used for a home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than one fourth (1/4) of the gross area of one floor of said dwelling shall be used for the home occupation;
- No exterior display, including window displays, shall be permitted;
- Outdoor storage for business purposes shall not be permitted;
- There shall be no other exterior indication of the home occupation;
- No home occupation shall be conducted in such a manner, and/or no materials or mechanical equipment shall be used, which will be detrimental to the residential use of said residence or cause a nuisance to surrounding residences, because of vibration, noise, dust, smoke, odor, interference with radio or television reception, or other factor;
- Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front or side yard;
- The home occupation shall not involve the use of commercial vehicles exceeding one and one half (1-1/2) ton capacity for delivery of materials to or from the premises;
- The occupation shall be conducted only in the dwelling unit and not in a building which is detached from the dwelling unit.

### **1.09 Waiver**

The Executive Director may waive elements of this policy for documented good cause.