



CITY OF WILLIAMSBURG

Planning Department
401 Lafayette Street
Williamsburg, Virginia 23185
(757) 220-6130 Fax: (757) 259-8050

HOME OCCUPATION

Date: _____

Name: _____

Address: _____

Mailing Address: _____

E-Mail Address: _____

Phone Numbers: _____

Type of Home Occupation Requested: _____

Is this occupation to be conducted in the dwelling or in an accessory building?

Applicant's Signature: _____

Date: _____

(For Office Use Only)

Tax Map Number: _____ Zoning District: _____

Approved: Yes: _____ No: _____

Zoning Administrator's Signature: _____

Date: _____

Comments: _____

You may have the right to appeal this decision in accordance with Section 15.2-2311 of the Code of Virginia (1950) as amended. The decision contained in this notice shall be final and unappealable if not appealed within 30 days from the date of your receipt of this notice.

A home occupation is defined under Section 21-606 of the Zoning Ordinance as:

An accessory use of a dwelling unit for gainful employment involving the manufacture, provision or sale of goods and/or services; and conducted in a dwelling unit or in an accessory building on the same lot as the dwelling unit by not more than two (2) members of the family residing on the premises, provided that:

- (1) It is clearly incidental and subordinate to the dwelling unit's use for residential purposes by its occupants.
- (2) It does not result in alteration of the appearance of the dwelling unit, accessory building or the lot on which it is located.
- (3) It does not occupy more than one-fourth (1/4) of the floor area of the dwelling unit or exceed an area greater than four hundred (400) square feet, whichever is less.
- (4) It does not involve the storage of goods and materials outdoors.
- (5) No equipment or process shall be used which creates noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the applicable zoning district in connection with the primary use allowed.
- (6) It shall not entail the use or storage of explosives, flammable or otherwise hazardous materials in amounts exceeding normal domestic quantities.
- (7) It shall not generate pedestrian or vehicular traffic beyond that reasonable to the district in which located.
- (8) It shall not involve the use of commercial vehicles delivering materials to or from the premises at a frequency beyond that reasonable to the residential use of the property.
- (9) It shall not involve the sale of products or services other than those produced on the premises.
- (10) It is not identified by any sign or by a display of merchandise.
- (11) The operation of a day-care facility for not more than five (5) children shall be considered a permitted home occupation, provided that the other provisions of this section are complied with.
- (12) Permitted Home Occupations shall not in any event include:
 - a. Animal hospitals and kennels
 - b. Barber shops and beauty parlors
 - c. Doctor's or dentist's offices, clinics, and hospitals
 - d. Fortune tellers, palm readers, and clairvoyants
 - e. Massage parlors
 - f. Restaurants
- (13) Rental of bedrooms to roomers and visitors are regulated by Section 21-605, and are only allowed in single family detached dwellings.