

Home Occupations

General Information

A “home occupation” is any business, occupation, or profession engaged in by the residents of the dwelling when conducted within the dwelling, accessory building, or on the property. Essentially, any business that is run out of a residential property is a home occupation. In Shorewood there are 3 different types: Prohibited, Limited, and Special home occupations.

General Requirements

- No home occupation shall produce light glare, noise, odor, or vibration that will in any way have an adverse effect upon nearby property.
- No equipment shall be used in the home occupation which will create electrical interference to surrounding properties.
- Home occupations must be clearly incidental and secondary to the residential use of the premises, shall not change the premises’ residential character, and shall be compatible with surrounding properties.
- No home occupation shall require internal or external alterations or involve construction features not customarily found in dwellings.
- Exterior storage of equipment or materials used in the home occupation is prohibited.
- Accessory structures may only be used for storage of commercial trailers, equipment, stock, or materials related to the home occupation provided that special conditions are met.
- Must meet all applicable fire and building codes.
- Signage associated with the home occupation anywhere that is visible from outside of the dwelling is prohibited.
- Must comply with the provisions of the City’s nuisance ordinance.
- No home occupations shall be conducted between 9:00 p.m. and 7:00 a.m. unless the occupation is contained entirely within the principal building and does not require any on-street parking facilities.

Parking

- Parking for home occupations must meet all applicable City Code requirements.
- Parking shall occur in the existing driveway. On-street parking is prohibited.
- No commercial vehicle or trailer used in conjunction with the home occupation shall be parked closer than 25 feet from the curb.

Prohibited Home Occupations

- Repair of vehicles which are not registered to a resident of the dwelling is prohibited.

Limited Home Occupations

- No person other than those who reside on the premises shall be employed in the home occupation.
- Home occupation shall be conducted entirely within the principal dwelling and may not be conducted in accessory buildings.
- Examples include, but are not limited to: art studio, dressmaking, secretarial services, professional offices, and teaching with musical, dancing, and other instructions which consist of no more than one pupil/client at a time and no more than five per day. None of the above shall service more than one person in the home at a given time.
- Shall not include: repair service or manufacturing which requires equipment other than found in a dwelling, teaching, counseling, or sales meetings which consists of more than one pupil/client at a time, over-the-counter sale of merchandise produced or sold off the premises, or parking or storage of more than one commercial vehicle or commercial trailer used for the home occupation outside an accessory building.
- Limited home occupations which meet City Code requirements are allowed as accessory uses in all residential zoning districts without a permit from the City.

Special Home Occupations

- No more than one person other than those who reside on the premises shall be employed in the home occupation.
- May be conducted within an accessory building.
- Examples include: massage therapists, barber and beauty services, pet grooming, photography studio, group lessons, saw sharpening, small appliance and small engine repair.
- May include stock-in-trade incidental to the performance of a service.
- May include up to five clients/pupils/animals at any one time and no more than ten clients/pupils/animals per day except as further limited by the City Council.
- Any group events (except pet grooming) may occur on no more than one day per week, unless otherwise approved by the City Council.
- Any special home occupation meeting City Code requirements shall require a Special Home Occupation Permit.

Special Home Occupation Permit

- Must meet all City Code requirements.
- Shall be applied for, reviewed, and granted in accordance with the City Code requirements for a Conditional Use Permit.
- The Planning Commission may recommend, and the City Council may impose conditions on the granting of a Special Home Occupation Permit as may be necessary.
- May be issued for a period of 1 year, after which the permit may be reissued for periods of up to 3 years each.

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- If the Special Home Occupation does not begin operation within 1 year after the date of approval, it will become null and void.
 - The City of Shorewood reserves the right, upon issuing any Special Home Occupation Permit, to inspect the premises in which the occupation is being conducted to ensure compliance.
 - Visit the City of Shorewood website for a copy of the Special Home Occupation Permit application.