



INTERIM USE PERMITS FOR HOME OCCUPATIONS IN CHISAGO COUNTY



In Chisago County, some home occupations are considered “permitted”, requiring no approvals, while others are classed as “interim”, and require an Interim Use Permit (IUP), issued by the County Board of Commissioners. The home occupation activities which require an IUP are those which have the potential for impacting the neighborhood, (i.e. increase in traffic, employees outside of the family, use of an accessory structure, etc.) The Zoning Ordinance incorporates fairly strict performance standards into all IUPs for Home Occupations. For general standards governing all Interim Use Permits, please also reference Section 8.04-I “Interim Use Permits” of the Chisago County Zoning Ordinance.

The purpose for allowing home occupations as accessory uses to the principal use (the home) is to permit fledgling businesses to develop conservatively, while causing no undue impact to neighboring properties, and while remaining consistent with the character of the surrounding neighborhood. If the business flourishes, and additional employees become necessary, or heavier traffic and activity begins to occur at the property, the business will be required to relocate to a more appropriate location, such as a business park, or other commercially zoned area. Those home occupations which remain low-level businesses operated by the homeowner will be permitted to continue as long as relevant conditions on the permit are observed, and the homeowner notifies the County annually of his intent to continue. Attached you will find the excerpt from the Zoning Ordinance regulating Home Occupations.

Please call Jessica Jagoe at 651-213-8379, or e-mail her at jessica.jagoe@chisagocounty.us if you have any further questions or concerns. Thank you.

Excerpt from Chisago County Zoning Ordinance
Section 4.04
Home Occupations

4.04 Home Occupations

A. Purpose. It is the purpose of this subdivision to provide for the interim use of the home or property as a place for the operation of a business or profession provided the occupation is clearly secondary to the principal use of the home as a residence.

B. Permitted Home Occupations. Home occupations which do not require additional parking, an accessory building, generate a noticeable increase in traffic or other significant impact to subject or nearby properties shall be allowed without an Interim Use Permit.

C. Home Occupations Requiring an Interim Use Permit. Home occupations which have the potential for generating a noticeable increase in traffic or other significant impact to nearby properties, which require additional parking or which require the use of an accessory building shall require an Interim Use Permit. The above requirement does not apply to the use of accessory buildings existing in the (A) District on or prior to July 24, 1997, to seasonally store recreational vehicles and equipment. All other home occupations shall require an Interim Use Permit.

D. Performance Standards. All home occupations shall conform to the following standards:

- ☞ Conduct of the home occupation does not require alterations to the exterior of the residence which substantially alters the appearance of the dwelling as a residence.
- ☞ Only those persons residing in the home and two other persons or full time equivalent may be employed.
- ☞ Signage shall consist of no more than one (1) single or double-faced sign with a maximum area of eight (8) square feet per side in the UR and RR districts; and sixteen (16) square feet per side in the (A), (AP), and (PAT) District.
- ☞ No outdoor display or storage of goods or materials is permitted.
- ☞ Should the home occupation be educational in nature, class size shall not exceed ten (10) students at any one time.
- ☞ Should the home occupation be repair, the items repaired shall be of a size or nature that repair can occur within the home or in a structure accessory to the home, as allowed by this Ordinance.
- ☞ No home occupation shall generate sewage of a nature or type that cannot be treated by a standard on-site sewage system or hazardous wastes without an approved plan for off-site disposal.
- ☞ An existing accessory structure subjected to a change of occupancy or use as a result of a home occupation shall be retrofitted to conform to current structural standards for the new occupancy or use and shall be certified by an architect or engineer as determined to be necessary by the County Building Official.

E. Review by Planning Commission. When deemed appropriate, the Zoning Administrator may bring a proposal or existing home occupation to the attention of the Planning Commission at which time the Planning Commission may

permit the use or hold such public hearings, request such information, or require such conditions as deemed necessary to ensure compliance with the performance criteria.