



# HOME OCCUPATION

## Introduction

The Town of Tillsonburg has a Zoning By-law which permits home occupations, but there are certain provisions within the by-law that must be complied with.

## Definition

**“Home Occupation”**- means an occupation or business for gain or profit conducted entirely within a dwelling, but shall not include an eating establishment or uses specifically prohibited elsewhere within this by-law.

**“Gross Floor Area”**- means the aggregate of the horizontal areas of each floor whether any such floor is above or below grade, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor **excluding any part of the building or structure which is used for the parking or storage of motor vehicles.**

## Zoning By-Law #3295

### SECTION 5.13 HOME OCCUPATION

**5.13.1 Where Permitted** - a home occupation is permitted , subject to complying with all appropriate zoning provisions, in all zones permitting a residential dwelling unit and shall be permitted within the residential dwelling unit.

**5.13.2 Floor Area Limit** - not more than the cumulative total of 25m<sup>2</sup> (269.1sq.ft.) of gross floor area of the residential dwelling unit shall be used for the purposes of the home occupation use.

**5.13.3 Storage, Display and Signage** - there shall be no external storage of goods or materials and no external display or advertising other than (1) unlit sign with an area of not more than 1m<sup>2</sup>(10.8sq.ft.) , directly attached to the wall of the residential dwelling unit.

**5.13.4 Advertisement** - media advertising of the home occupation shall be restricted to the publishing of the home occupation and telephone number, but no municipal address.

**5.13.5 Employees** - there are no persons employed other than a member of the family residing on the lot.

**5.13.6 Retail Sales** - retail sale of items shall be prohibited ,except for items made as part of an approved home occupation.

**5.13.7 Repair Uses** -repair of goods shall be prohibited , except for household appliances and electronic equipment as part of an approved home occupation.

**5.13.8 Bed and Breakfast Establishment** -a bed and breakfast establishment shall be considered a home occupation where located in a single-detached dwelling house. Notwithstanding the gross floor area limit for a home occupation in Section 5.13.2 bed and breakfast establishment shall be limited to three (3) guest rooms.

**Continued**



**ZONING BY-LAW #3295 - HOME OCCUPATION**

**5.13.9 Home Daycare**-a home daycare located in a single-detached dwelling, a semi-detached dwelling, a duplex dwelling, a street fronting townhouse dwelling or a converted dwelling with accommodation for up to and include five (5) children shall be considered a home occupation. For the purpose of this subsection, the gross floor area limit for a home occupation in Section 5.13.2 shall not apply to a home daycare.

**5.13.10 Parking**-off street parking shall be provided in accordance with section 5.24.2.1

**5.13.11 Zone Requirements**-the home occupation shall comply with all other zones requirements of the zone in which such home occupation is located.

The home occupation shall not include the shipping or receiving of goods or materials by commercial motor vehicles greater than 4,000 kg (8,818,3 lbs) gross vehicle weight.

Notwithstanding any provisions contained in this by-law, no accessory buildings or yards in a residential zone shall be used for any home occupation.

**TABLE 5.24.2.1 - PARKING STANDARDS**

Land Use Category		Number of Vehicle Parking Spaces Required
Residential Uses	<ul style="list-style-type: none"> <li>- <i>single detached dwelling</i></li> <li>- <i>duplex dwelling</i></li> <li>- <i>semi-detached dwelling</i></li> <li>- <i>converted dwelling</i></li> <li>- <i>mobile home</i></li> <li>- <i>street fronting townhouse dwelling</i></li> </ul>	- 2 per dwelling unit
	- <i>home occupation, except a bed and breakfast establishment</i>	- 1
	<ul style="list-style-type: none"> <li>- bed and breakfast establishment</li> <li>-boarding or lodging house</li> </ul>	- 1 per guest room