

HOME OCCUPATIONS and HOME-BASED BUSINESSES

Home-based businesses are an important part of the city's economy, but it is also important to ensure they are accessory to the residential use of the property. Any home occupation should not be hazardous, detrimental or disturbing to your neighbors or to the general welfare of the Coon Rapids community. The home occupation should be located, designed, maintained and operated in a way that is compatible with the existing or intended residential character of the zoning district in which it will be operated. This handout is intended to be a guide to the standards of the City Code to which all home occupations and home-based businesses must follow.

Permit and License Requirements

A zoning permit is not required for a home occupation business, but they are **required to comply with the zoning standards of the City Code.**

Certain business types may require additional Federal, State, or Local business licenses or permits. You can check out regulatory information for starting a business at mn.gov/elicense. Local business licensing, if needed, is obtained through the City Clerk's department (763-767-6493).

Prohibited Home Businesses

The following home businesses are prohibited in Coon Rapids:

- retail sales, except by appointment;
- repair of internal combustion engines of more than 25 horsepower;
- body shops;
- raw metal fabrication; welding;
- ammunition manufacturing;
- motor vehicle repair, maintenance, service or sale;
- other uses that violate the standards of the City Code.

Can I host a garage or estate sale? Home-based retail sales (garage sales, yard sales, etc.) are not considered a home occupation and are allowed, but note you are allowed a maximum of six sale events per calendar year. No sale event shall include use of a motor vehicle, trailer, ground level storage container or shipping container.

Can I sell my vehicle at my home? One vehicle may be displayed for sale. The vehicle must be registered to a resident of the property and must be parked in the driveway on an improved surface.

Location and Hours of Operation

The home occupation can occur in your home, garage, or an accessory structure as long as it is clearly accessory to the residential use of the property and does not change the character of the residence. Your home occupation can be open to the public between 7:00am and 9:00pm.

Signage and Outdoor Storage

You can have one non-illuminated ground sign for your home occupation. The sign must be 6 square feet in area or less, be no taller than 3 feet, and be at least 10 feet from your property line. Signs advertising sales or services must not be placed in the public right-of-way or attached to utility poles or street signs. Temporary signs in residential areas (garage sale signs, real estate signs, etc.) must also be outside of the public right-of-way.

One motor vehicle whose nature or signage indicates it is used for the business is allowed, but it must be parked in the driveway on an improved surface or be in the garage.

No outdoor storage or display of equipment, merchandise, or materials used in the home occupation is allowed. Nothing should be discernible to surrounding properties indicating a home occupation is being conducted except for those items listed above.

Employees on Premises or Job Site

One employee is allowed who does not live at the residence. All other employees must be occupants of the home. No more than one person who does not live at the residence can be transported from the residence to a job site.

Business Deliveries

Delivery vehicles servicing the home occupation should be types of vehicles customarily used to serve residential neighborhoods. Traffic and parking for the home occupation must follow the City Code and not cause congestion, unsafe access or inconvenience.

Hazardous Materials

Hazardous or flammable materials must be stored properly. The home occupation should not be disturbing to surrounding land uses due to noises, glare, smoke, dust, odor, fumes, water pollution, vibration, general unsightliness, electrical interference or other nuisances.

RESOURCES FOR SMALL BUSINESSES

Open to Business Program. Provides free technical assistance with a business adviser to prospective and existing entrepreneurs in Coon Rapids. Email cmikkonen@mccdmn.org for more information.

Small Business Assistance Office. The Minnesota Department of Employment and Economic Development offers a variety of resources and assistance for small businesses. <https://mn.gov/deed/business/help/sbao/>

This handout is intended only as a guide. It is not the complete set of requirements for home occupations. If any information is not consistent with provisions of the City Code, the Code provisions will prevail. Additional information is available by contacting the Planning Division at (763)767-6430 or planning@coonrapidsmn.gov.

City Code. The full zoning code related to Home Occupations can be found in Section 11-1210.