

Home-Based Business License Informational Handout

This handout provides the rules and restrictions that apply to all individuals seeking approval for a home-based business. These standards ensure that residential neighborhoods maintain their character while allowing business activity.

Employee and Contractor Limits: A home-based business may only employ individuals who reside in the home, with the following exceptions:

- Up to **two non-resident employees or independent contractors** may work at the residence.
- Additional employees may work **remotely**, provided they do not report to or work at the home.

Parking Requirements: Parking activity associated with the business must remain consistent with what is normally expected at a similar residence without a business. Vehicles and trailers used for the business must be parked:

- In legal parking spaces.
- Not within the right-of-way.
- Not on or over sidewalks.
- Not on any unimproved surface.

Heavy Equipment & Material Storage Restrictions: Heavy equipment-including commercial, industrial, or agricultural vehicles or machinery-may **not** be parked or stored where it is visible (screening required) from the street **or** neighboring properties.

Residential Appearance & Compatibility: The property must continue to appear residential in nature. From the street, the home must look consistent with surrounding residential uses.

Any exterior modifications made to support the business must maintain residential character and match neighborhood architectural aesthetics.

Retail Activity Limitations: Retail transactions may not occur in any structure other than the home itself. Incidental business activities may occur on the property; no separate retail buildings or detached structures may be used for sales.

Primary Residential Use: Business activities must remain **secondary** to the property's primary use as a residence. The home must continue to function first and foremost as a dwelling. Home-based businesses cannot occupy more than 49% of total lot area.



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Signage, Noise, and Environmental Controls: All business operations must comply with applicable regulations governing: Signage, Noise, Vibration, Heat, Smoke, Dust, Glare, Fumes, Odors. These standards apply exactly as they would to any residence without a business.

Hazardous Materials Compliance: Any use, storage, or disposal of hazardous, corrosive, combustible, or flammable materials must comply with all local, state and federal regulations. These rules apply in the same manner as they would for a typical residence.

Farm Operations as a Home-Based Business:

- Farm operations shall not occupy more than 50 percent of the lot and shall conform to minimum setbacks established in LDC sections [2.03.01](#) B.2 and [4.02.01](#) A. Table 2.1, However, no side, rear or front setbacks are required greater than 30 feet.
 - Vegetation removal for farm operations shall be subject to LDC section [3.05.05](#) F, as amended.
 - Keeping of fowl or poultry, not to exceed 25 in total number, provided such fowl or poultry are kept in an enclosure located a minimum of 30 feet from any **lot line**, and a minimum of 100 feet from any residence on an adjacent parcel of land.
 - Keeping of horses and livestock (except for hogs), not to exceed two such animals for each acre, and with no open feedlots. Any roofed structure for the shelter and feeding of such animals shall be a minimum of 30 feet from any lot line and a minimum of 100 feet from any residence on an adjacent parcel of land.
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Home-based businesses are permitted when they operate in a way that preserves the residential nature of the neighborhood. Applicants must ensure compliance with all employee, parking, equipment, aesthetic, environmental, and safety regulations.

**For questions or clarification, please call (239) 252-5603 or email
GMDZoningFrontDesk@collier.gov**

