

PUEBLO COUNTY CODE, TITLE 17 Land Use, Section 17.04.040 Definitions

HOME OCCUPATION. An accessory use clearly incidental and subordinate to an established principal dwelling unit (a.k.a. residence) that is conducted within a dwelling unit, accessory building, or private recreation area (e.g., swimming pool, tennis court, riding arena, etc.). See Section [17.120.030](#).

Section 17.120.030—Home Occupation Standards

A. Intent. The intent of this Section is to allow certain business uses in association with residences where it is known such business uses will not alter the character or appearance of the residential or agricultural environment.

B. Performance Standards. All home occupations shall comply with all of the following performance standards:

1. Accessory Use. Home occupations shall be clearly incidental and subordinate to the residential land use established on the lot or parcel being utilized. Home occupations are prohibited where there is no principal dwelling unit.

2. Structures. Home occupation activities shall take place within a principal dwelling unit, accessory building, or private recreation area (e.g., swimming pool, tennis court, and riding arena). Private recreation areas may only be used when conducting a home occupation clearly related to the recreation area being used.

3. Number of Home Occupations. There is no limit to the number of permitted home occupations. However, the limitations of this section shall apply to the combined uses established as home occupations.

4. Employees. The number of employees involved with a home occupation shall be limited to the residents of the principal dwelling unit plus one (1) additional nonresident employee. Any visit by additional off-site employees shall be considered the same as a "client" visit and must comply with these performance standards ([See Section 17.120.030\(B\) \(6\)-Clients](#)).

5. Hours of Operation. No client shall be received between the hours of 8:00 p.m. and 8:00 a.m.

6. Clients. The number of clients that can visit the residence is limited to one (1) client per hour. For the purposes of this section, a client shall be defined as an individual, or group of not more than four (4) adults, visiting a home occupation in the same vehicle at the same time.

7. Sale and Display of Merchandise. On-site display and sale of goods/products is prohibited, unless the display and sale is typical of and incidental to a home occupation. Any on-site sales shall not generate more traffic than otherwise permitted by this section. An on-site purchaser/buyer shall count the same as a "client". Goods or products on display shall not be visible from any property boundary or road right-of-way.

Example: A beauty salon may display and sell hair care products in association with the salon. The sale of hair care product to an individual shall cause the individual to be counted as a "client" whether or not typical salon services are rendered in association with that sale.

8. Number of Vehicles. Vehicles related to the operation of a home occupation shall be restricted to residential accessory vehicle types ([see Section 17.04](#)).

9. Deliveries. Deliveries other than standard parcel services are prohibited when associated with a home occupation.

10. Signs. One (1) one-square foot sign is permitted ([see Section 17.116.060](#)).

11. Other Advertising. The address of a home occupation shall not be listed in phone books, newspapers, or other circulated publications or in television ads, radio ads, on the Internet, etc.

12. Storage. No materials or goods associated with a home occupation shall be stored in a manner that is visible from any property line or public right-of-way.

13. Nuisances. No equipment or activity shall be used in a home occupation that creates noise, vibration, glare, fumes, odor or electrical interference detectable from beyond the subject property boundaries. Noise levels shall not exceed those levels specified as permissible for residential zones in CRS 25-12-103.

14. Health Hazards. No home occupation shall be detrimental to the public health, safety or welfare. Home occupations shall not involve the use of materials that require a permit/license from the Colorado Department of Public Health and Environment (CDPHE), the U.S. Environmental Protection Agency (EPA), the Federal Bureau of Alcohol, Tobacco, and Firearms (ATF), or any other similar regulatory body.

This prohibits home occupations that involve hazardous materials. Home occupations requiring a permit/license from a regulatory body which do not involve the use of hazardous materials may be permissible, provided the occupation is in compliance with all applicable Federal, State, and local regulations.

15. Access for Inspection. Upon the receipt of a complaint, an employee of Pueblo County may request to enter a structure housing a home occupation to determine whether or not the home occupation complies with the conditions of this section.

16. Other Applicable Regulations. Home occupations shall comply with health codes, building codes, and all other applicable local, State and Federal regulations.

C. Limited Use Home Occupations.

1. Boarding, harboring, training or raising of animals in association with a home occupation must comply with all other standards of the Title 17 and shall not be permitted on parcel of land with a lot area that is less than five (5) acres.

2. "Merchandise parties" (i.e., Tupperware, Avon, Mary Kay, etc.) held for the purpose of soliciting sales shall be limited to no more than four (4) parties per year from the site of the home occupation.

D. Prohibited Home Occupations. The following home occupations are prohibited:

1. Any occupation requiring the use of hazardous materials of a type or quantity not normally associated with residential uses;

2. Motor vehicle repair and auto body work;

3. Machine shops;

4. Equipment and machinery rental;

5. Boat repair.

E. Administration. Home occupation operators shall complete a Home Occupation Disclosure Form that can be obtained from the Pueblo County Department of Planning and Development. This form notifies applicants of the conditions home occupations must comply with in Pueblo County and requests applicants provide their name, phone number, property and mailing address, the type(s) of home occupation being established, and legal description of the property on which the home occupation(s) is being established.

Pueblo County Code, Chapter 17.116 Advertising Devices and signs,

Section 17.116.060 Home Occupation

One (1) sign shall be permitted on a single parcel of land if the following tests are met:

A. The property owner/tenant has completed a Home Occupation Disclosure Form;

B. The sign does not exceed a total sign area of one (1) square foot and is mounted flat against the exterior wall of a principal or accessory structure or is located on/in a window pane or door pane in such a manner that the sign is not illuminated or animated.

