

What is a Home Occupation Permit, and How Do I Know If I Need One?

During the pandemic, many people began working from home. Some are going to continue to work from home, and some have started new home businesses. Per the Zoning Regulations, home businesses require permitting.

Depending upon the type of Home Occupation, a Home Occupation Permit is issued by the Zoning Enforcement Officer or by the Planning and Zoning Commission. If someone is operating a home business from a house or apartment that they live in and rent, permission from the property owner is required.

Home Occupations fall under one of three tiers. Tier One Businesses, which can be approved by the Zoning Enforcement Officer, are home office/computer based businesses such as a professional office. All activities are completely inside the structure.

Tier Two Businesses have a personal service aspect such as an artisan with gallery sales. These are reviewed and approved by the Planning and Zoning Commission.

Tier Three Businesses have small scale on-site retail sales with limited outside display. These are also reviewed and approved by the Planning and Zoning Commission.

Home baking businesses require a Home Occupation Permit as well as additional approval by the State.

The goal of the Home Business Regulations is to encourage and support the use of private residences for limited business purposes, to allow for the incubation of small businesses and entrepreneurship and to safeguard the fundamental residential nature of Clinton's neighborhoods.

All of the Zoning Regulations are on our web site, clintonct.org. To find the section on Home Occupations, hover over Departments, click on Planning and Zoning, click on Zoning Regulations, and click on Section 28. Section 28 is the section on Accessory Uses. Home Businesses are under Section 28.2.

As always, please contact the Land Use Office at 860-669-6133 with any questions. We're here to help.

Kathy King, Zoning and Wetlands Enforcement Officer

