



# Home Occupations

The City of Bentonville does not have a business license program. However, if you wish to run a business out of your home, zoning regulations apply. A home occupation is defined as “A nonresidential use carried on within a dwelling, which is clearly subordinate to the residential use and which does not outwardly change the residential character of the use, lot or structure.” Home occupations fall into two categories: Type A & Type B.

## Examples of Allowed Home Occupations

- Activities conducted principally by telephone, computer, facsimile or mail.
- Studios where handicrafts or objects of art are produced.
- Dressmaking or apparel alterations.
- Barber or beauty shop (one chair).

## Hobbies

Hobbies conducted solely within the confines of a structure with no external impacts whatsoever, are not considered home occupations, even if occasional items are sold on the premises or transported away from the premises for sale. No action with the city is needed.

## Prohibited Home Occupations

- Bed and breakfast.
- Eating and drinking establishments.
- Kennels.
- Commercial sales or leasing of vehicles.
- Rest home.
- Clinic, doctor or dentist office.
- Tourist home.
- Any use that requires a building code upgrade (i.e. from residential standards to commercial standards) to accommodate the home occupation.

## **Type A Home Occupation**

**Description** Type A home occupations have little impact to the character of the residential structure and surrounding residential neighborhood. They do not significantly increase traffic, noise levels or create obnoxious odors.

**Approval** Planning Department can approve a Type A Home Occupation administratively under the following conditions:

- Business meets Type A Criteria below;
- Zoning district for the property allows a Type A by right;
- Customer submits a complete [Home Occupation Compliance Form](#) to Planning.
- Customer submits a complete [Home Occupation Property Owner Approval Form](#) (if the resident is not the property owner) to Planning.

**Zoning** *Allowed by right:* A-1, RE, R1, R2, R3, R4, R-C2, R-C3, R-MH, R-ZL, RO, C3, DC, DE, DN-1, DN-2, DN-3, DN-4

*Prohibited:* C1, C2, I1 and I2.

### **Type A Criteria**

1. The home occupation is located completely within the principal dwelling unit.
2. The home occupation is solely operated by the owner(s) and occupant(s) of the dwelling. No non-resident persons are employed.
3. The home occupation is not primarily a retail sales operation. (Incidental sales, i.e. shampoo, cosmetics, are permitted.)
4. The home occupation does not occupy more than 25 percent of the gross habitable ground floor area of the principal dwelling unit.
5. The home occupation does not display merchandise or have outside storage of equipment or materials.
6. The home occupation does not alter the external appearance of the principal dwelling unit.
7. The home occupation does not create noise, vibration, glare, fumes, electromagnetic interference, odors, or air pollution outside the principal dwelling unit.
8. The home occupation has no more than one non-illuminate business identification sign mounted flush to the dwelling unit and not more than two square feet in area.
9. The home occupation does not involve the storage of hazardous materials, other than substances of a type and quantity customarily associated with a home or hobby.
10. The home occupation will not cause more than one customer vehicle to be parking in the vicinity of the principal dwelling unit at a time.
11. The home occupation does not involve the external or visible manufacturing of goods on site.

## **Type B Home Occupation**

**Description** Type B home occupations are those occupations that do not meet one or more of the requirements of a Type A home occupation and/or by their nature, have characteristics that may not be suitable for a residential structure or neighborhoods.

**Approval** *Planning Department* can approve a Type B Home Occupation administratively under the following conditions:

- Business meets Type B Criteria below;
- Zoning district for the property allows a Type B by right;
- Customer submits a complete [Home Occupation Compliance Form](#) to Planning.
- Customer submits a complete [Home Occupation Property Owner Approval Form](#) (if the resident is not the property owner) to Planning.

*Planning Commission* can approve a Conditional Use for a Type B Home Occupation under the following conditions:

- Business meets Type B Criteria below;
- Zoning district for the property allows a Type B with an approved Conditional Use Permit.
- Customer submits a complete [Home Occupation Compliance Form](#) to Planning.
- Customer submits a complete [Home Occupation Property Owner Approval Form](#) (if the resident is not the property owner) to Planning.
- Customers submits a complete [Conditional Use Application](#) by the [Submittal Deadline](#) to Planning.

**Zoning** *Allowed by right:* RO, C3, and DC

*Conditional use:* A-1, RE, R1, R2, R3, R4, R-C2, R-C3, R-MH, R-ZL, C3, DE, DN-1, DN-2, DN-3, DN-4

*Prohibited:* C1, C2, I1 and I2

### **Type B Criteria**

1. Traffic generated by the proposed use must not negatively impact the safety, ambiance and characteristics of the residential neighborhood.
2. The home occupation does not create noise, vibration, glare, fumes, electromagnetic interference, odors, or air pollution outside a structure.
3. The home occupation is not primarily a retail sales operation (Incidental sales, i.e. shampoo, cosmetics, are permitted).
4. The home occupation does not involve the storage of hazardous materials, other than substances of a type and quantity customarily associated with a home or hobby.
5. The home occupation is solely operated by the owner(s) and occupant(s) of the dwelling. No non-resident persons are employed.