



## Home Occupation; Short Term Vendors; Temporary Outdoor Sales; Farmer's Markets

The purpose and intent of this chapter is to allow persons residing in dwellings in residential, forest, and agricultural zones, to provide a service, operate certain kinds of small businesses, or maintain a professional, or business office while not changing the character of the neighborhood.

**Staff member assigned to process application:** \_\_\_\_\_

**APPLICATION DEADLINE:** Once the application is deemed complete by the Planning Division staff it will be forwarded to the Weber County Business License Division.

### Required Conditions

A home occupation must meet all of the following conditions and requirements:

1. A land use permit is required in order to verify zoning requirements and setbacks.
2. A home occupation may be carried on in a dwelling unit by the resident(s) who actually reside on the premises; except that 2 non-resident employees may be allowed having complied with the following standards:
  - a. The minimum lot size shall be one acre.
  - b. Parking standards will comply with Land Use Code Title 108 Standards Chapter 8, the parking ordinance for residential dwellings, and in addition shall require one parking space for each non-resident employee and one for each visiting clientele.
3. The home occupation shall retain the general character and appearance of a residential dwelling and not change the general character of the neighborhood except for approved signage and vehicle parking.
4. Home occupations shall be allowed provided that the home occupation is limited in extent, incidental and secondary to the use of the dwelling unit for residential purposes, and does not substantially increase foot and vehicular traffic, parking, noises, lighting, vibration, smoke, or anything that is uncommon to the established character of the neighborhood to such a degree as to constitute an annoyance to the residents of the immediate area.
5. The home occupation shall not occupy more than 400 square feet or 25 percent, whichever is less, of the ground floor area of the home. This does not apply for child day care.
6. The home occupation shall not use any space in an attached or unattached garage, accessory building, yard or any space on the premises outside of the dwelling. Child day care may have an outdoor yard space.
7. The home occupation must obtain an annual business license.
8. The home occupation shall not be open to the public at times earlier than 8:00 a.m. or later than 9:00 p.m. The hours of operation for child day care shall not begin any earlier than 6:00 a.m., or operate later than 10 p.m. seven days a week.
9. Home occupations with visiting clientele will be subject to the following standards:
  - a. Parking standards will comply with the Land Use Code Title 108 Standards Chapter 8, the parking ordinance for residential dwellings, and in addition shall require one parking space for each visiting clientele.



- b. No more than one home occupation with visiting clientele shall be permitted within any single dwelling.
  - c. No home occupation with visiting clientele shall be allowed in multi-family dwelling units consisting of four units or more.
  - 10. Home occupations shall provide adequate off-street parking as specified in Title 108 Standards Chapter 8 of the Weber County Land Use Code.
  - 11. There shall be no storage or parking on the premises or on the adjacent streets in the vicinity of the premises of tractor trailers, semi-trucks, or other heavy equipment used in an off-premise business for which the dwelling is being used as a home occupation office except that not more than one truck of one-ton capacity or less may be parked on premise during off work hours at night. A work trailer up to 22 feet in length may be parked at night as part of the home occupation business. All trucks and trailers used as part of the home occupation business shall be licensed and registered, and parked in accordance with Land Use Code Title 108 Standards Chapter 8.
  - 12. The home occupation approval may be revoked by the Planning Commission if the home occupation does not remain in compliance with this ordinance.
  - 13. The property owner's written authorization shall be submitted as part of the application for home occupation.
  - 14. Home occupations that require bodily contact with patrons or equipment that create a potential for contamination between residents and clients are not allowed, e.g., tanning salons and tattoo parlors.
- C. Signs
- One (1) flat sign or name plate not exceeding two (2) square feet attached to the house or mail box may be permitted. A land use permit is required. Any modification made to the permitted sign requires a new land use permit. No freestanding or banner signs shall be permitted.

Short term vendor consists of the sales of goods and/or services from a trailer, mobile store, or kiosk on a commercially zoned property. Application for a short term vendor is subject to the following requirements:

- A. A design review application.
- B. Site plan.
- C. Required application fees. (Fees are the same for Design Review application for a home occupation with visiting clientele).
- D. Water and sanitation facility plans to be approved by the Health Department.
- E. Signage plan.
- F. A building permit for temporary power.
- G. A land use permit shall be obtained for a short term vendor.

A short term vendor's business license expires one hundred and twenty (120) consecutive days after the date of issuance.

Temporary outdoor sales site consist of the sale of seasonal goods (e.g. Christmas tree lot, pumpkins, or fireworks), that are associated with a recognized holiday, on a commercially zoned property. An application for a temporary outdoor site is subject to the following requirements:

- A. A design review application.
- B. Site plan.
- C. Required application fees. (Fees are the same for Design Review application for a home occupation with visiting clientele).
- D. Water and sanitation facility plans to be approved by the Health Department.
- E. Signage plan.
- F. The sales lot area shall not exceed 10 percent of the parking area on an improved commercial lot.



# Weber County

Weber County Planning Division  
www.co.weber.ut.us/planning  
2380 Washington Blvd., Suite 240  
Ogden, Utah 84401-1473  
Voice: (801) 399-8791  
Fax: (801) 399-8862

- G. The period of operation for a sales site shall be as per State Code, if established, and in no case shall be more than thirty (30) days from the date of the holiday. The sales site shall be cleared of all debris and restored within five (5) days after the day of the holiday.
- H. Temporary fencing, including chain link, up to six feet in height.
- I. A building permit for temporary power.
- J. All outdoor lighting, including temporary lighting, shall comply with Land Use Code Title 108 Standards Chapter 16, Ogden Valley Lighting, for outdoor sale sites located within the Ogden Valley Township.
- K. A land use permit shall be obtained for a temporary outdoor sale site.

A farmer’s market consists of a group of local farmers and other vendors who gather to sell fresh produce, other food products, and craft items on a commercially zoned property or at a public park. Operation of a farmer’s market is from June through October. Application for a farmer’s market is subject to the following requirements:

- A. A design review application.
- B. Site plan.
- C. Required application fees. (Fees are the same for Design Review application for a home occupation with visiting clientele).
- D. Water and sanitation facility plans to be approved by the Health Department.
- E. The property owner(s) shall sign the application.
- F. The vendors at these markets are limited to local farmers/growers selling products from their own farms or gardens, crafters selling their own crafts and food vendors.
- G. A building permit for temporary power.
- H. All vendors planning to sell or dispense food or beverages at public events shall have permits from the Health Department prior to the start of the event.
- I. A land use permit shall be obtained for a farmer’s market.

## Application Submittal Checklist

The Planning Division will only accept complete applications with supporting documents as outlined below.

The following is required as part of the application form submittal:

- A non-refundable fee made payable to Weber County (see *Fee Schedule*)
- Obtain signature of the property owner(s) on the application or notice of authorization.
- Site plan of home outlining where occupation is to occur.
- All documents submitted in the application shall be complete.

## Fee Schedule

Property Zoning \_\_\_\_\_ Fee Required \_\_\_\_\_ Receipt No. \_\_\_\_\_

- Weber County Land Use Permit Fee \$50.00

## For Your Information

Changes to an approved Home Occupation application may require a revision to your application.



This application can be filled out online at the following Planning Division web site: [www.co.weber.ut.us/planning](http://www.co.weber.ut.us/planning). Copies of the applicable Weber County Land Use Codes and other helpful information are also available at this web site.

**Home Occupation; Short Term Vendors; Temporary Outdoor Sales; Farmer's Markets Land Use Permit Application**

Application submittals are recommended to be submitted with an appointment.  
(801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted/Completed		Fees (office Use)		Receipt Number (office Use)	
<b>Property Owner/Lessee Contact Information</b>					
Name			Mailing Address		
Phone		Fax			
Email Address			Preferred Method of written correspondence ___ Email ___ Fax ___ Mail		
<b>Property Information</b>					
Property Owner		Address		Land Serial number(s)	
Subdivision Name	Lot Number	Current Zoning	Acreage	Frontage	
Type of Business to be conducted					