



Excerpts from Richmond Zoning Bylaw 8500 relating to Home Business Uses (for Information to Applicants).

From 3.4 Use and Term Definitions

- **HOME BUSINESS**

"Home Business" means a **secondary use** of a **dwelling unit** by a resident of the **dwelling unit**, to conduct a **business** activity or occupation which does not indicate from the exterior that the **building** is being utilized for any purpose other than residential.

- **HOME-BASED BUSINESS**

"Home-based Business" means a **home business** that allows for other **uses**, such as **studios** for artists, dance, radio, television or recording.

- **CHILD CARE PROGRAM**

"Child care program" means a **home business** having a maximum capacity of eight children, including operations licensed under the *Community Care and Assisted Living Act* and license-not-required **child care** operations.

- **LICENSED CRAFTS AND TEACHING**

"Licensed crafts and teaching" means traditional crafts and handicrafts as an extension of a hobby and instruction in the arts on a one-to-one basis by a resident of the **dwelling unit** where the **home business** takes place.

- **LICENSED RESIDENTIAL REGISTERED OFFICE**

"Licensed residential registered office," means a home **office** for **use** by a resident where any other **use** related to the **business** is carried out entirely off the premises (e.g., plumbing contractor; electrician; landscaper).

- **LICENSED RESIDENTIAL BUSINESS OFFICE**

"Licensed residential business office," means a home **office** for **use** by a resident where the **business** is carried out entirely within the **dwelling unit** (e.g., accountant; engineer).

From SECTION 5

SECTION 5.2 HOME BUSINESSES AND HOME-BASED BUSINESSES

- 5.2.1. All **home businesses** and **home-based businesses** shall:
- a) be considered **secondary uses** and will have a fixed expiry date specified in the required business license;
 - b) not be located in conjunction with a **minor** or **major community care facility**;
 - c) not produce noise, vibration, smoke, dust, odours, heat, glare, electrical or radio disturbance detectable beyond the property boundary;
 - d) maintain the privacy and enjoyment of **adjacent** residences and the character of the neighbourhood;
 - e) comply with the *Building Code* for interior or exterior alterations, additions or renovations to accommodate the **home business** or **home-based business**;
 - f) not generate pedestrian or vehicular traffic to a greater extent than is normal in the **zone** in question; and
 - g) not manufacture materials or equipment outdoors.
- 5.2.2. All **home businesses** and **home-based businesses** shall not have any external displays, advertisements or signage, except for the following:
- a) **businesses** located outside of the **City Centre** may have one non-illuminated identification sign that indicates the name of the **business**. The sign shall not exceed 0.2m² and shall be placed within or flat against the main front wall of the **dwelling unit**;
 - b) **businesses** located within the **City Centre** may have one non-illuminated identification sign that indicates the name of the **business**. The sign shall not exceed 0.1m², and shall be placed within or flat against the main front wall of the **dwelling unit** or an entry feature such as a gate, garden wall, steps or **fence**.
- 5.2.3. A **home business** licence may only be issued where the activities of the **home business** fall under one of the following categories:
- a) **licensed crafts and teaching**;
 - b) **licensed residential registered office**;
 - c) **licensed residential business office**; or
 - d) **child care program**.
- 5.2.4. All **licensed crafts and teaching** shall:
- a) be carried out only by members of the **household** residing in the **dwelling unit**;
 - b) only involve one non-resident for each member of the **household** teaching or doing a craft (i.e., one on one);
 - c) be carried out wholly within the **dwelling unit** or a **building**:

- d) not store goods or equipment outdoors; and
- e) not display or sell stock in trade, excepting articles actually produced on the premises.

5.2.5. All **licensed residential registered offices** shall:

- a) be occupied and used only by members of the **household** residing in the **dwelling unit**;
- b) be located wholly within the **dwelling unit**, with the required work or trade taking place elsewhere (i.e., off **premises**);
- c) be limited to an **office** of record for a **business** otherwise carried on entirely off the **premises**;
- d) not involve the storage of goods or equipment; and
- e) not permit **commercial vehicles** to be stored or parked on the property.

5.2.6. All **licensed residential business offices** shall:

- a) be occupied and used only by members of the **household** residing in the **dwelling unit**;
- b) be located wholly within the **dwelling unit**;
- c) be limited to a **business office** carried on entirely within the **dwelling unit** by a resident;
- d) not involve the storage of goods or equipment; and
- e) not permit **commercial vehicles** to be stored or parked on the property.

5.2.7. All **child care programs** that are **home businesses** shall:

- a) have a maximum capacity of 10 children;
- b) have an outdoor **child care** space area; and
- c) not involve any variation of the residential character of the **dwelling unit** or its **accessory structures**.

5.2.8. All **child care programs** that are **home businesses** are not required to:

- a) obtain a business licence from the **City**;
- b) provide on-site parking in accordance with Table 7.7.2.3 with respect to **child care**.

5.2.9. Where the **child care program** that is a **home business** provides on-site parking in addition to the required residential **parking spaces**, the on-site parking shall be located in a permitted driveway and not in any required **yard**.

5.2.10. A **child care program** that is a **home business** may be licensed under the Community Care and Assisted Living Act.

5.2.11. All **home-based businesses** shall:

- a) be located in the **City Centre** only;
- b) be carried out only by members of the **household** residing in the **dwelling unit**;
- c) be limited to a maximum of three clients on the **premises** at any one time;
- d) be carried out wholly within the **dwelling unit** and there shall be no **outdoor storage** of goods and equipment;
- e) not display any stock in trade, except for articles actually produced and advertised on the **premises**;
- f) have private exterior entrances if located on the ground floor or a street fronting unit;
- g) be situated at-**grade**, if fronting a public **road**, or in a purpose-built “flexible work” **building**; and
- h) be entered by the public without passing through a shared corridor or lobby, unless all the **home-based businesses** share a corridor or lobby in a purpose-built **home-based business** building.